

# **North Crossing Community Association, Inc.**

## **Annual Meeting Minutes**

February 23, 2021 at 6:00pm

Via www.gotomeeting.com

Craig Longcor, President (11/20)	Absent
Colin O'Dell, Vice President (11/21)	Present
Cyrus Chenoy (11/19)	Present
Theresa Tillman (11/22)	Present

**Others Present:** Bryan Rexroad and Debbie Coons, Association Managers, Clagett Management, and 10 homeowners

### **I. Call to Order; Establish Quorum (49):**

The meeting was called to order at 6:00pm by Colin. Quorum was not met (8 proxies, 10 homeowners and 3 Board of Directors totaling 21) present. At 6:06pm, Colin made a motion to temporarily adjourn the meeting with a second by Cyrus. All were in favor of adjourning the meeting with no objections.

The meeting was called back to order at 6:10pm by Colin.

### **II. Community Update:**

With Craig's absence there was no community update presented other than mentioning the current scope of work for salting and removing snow from all sidewalks throughout the community is currently being reevaluated.

### **III. Approval of Minutes:**

The annual meeting minutes from the December 2019 meeting were reviewed. Cyrus made a motion to accept the minutes, as is, with a second from Theresa. All were in favor with no objections; the motion passed unanimously.

### **IV. Financial Review:**

A comparison of the December 2019 versus December 2020 financials was reviewed. Capital reserves have decreased due to pool repairs in 2020.

### **V. Adoption of 2021 Budget:**

The 2021 budget was discussed. Colin explained the 2021 budget is based on no increase in the annual assessment. There were no homeowner comments. Theresa made a motion to adopt the 2021 budget, as presented, with a second from Cyrus. All were in favor with no objections; the budget was adopted unanimously.

### **VI. Old Business:**

- A. North Crossing Pool Repairs- Cyrus informed all present that the pool repairs were not completed due to it needing to be drained first. It will be completed early in 2021. Cyrus will revisit unfinished repairs.
- B. North Crossing Monuments and Location – Due to the city installing a 4-way stop at the entrance to North Crossing, they are requiring the association to remove the entrance

monument. The Board requests Management to contact the City in an effort to have the city fund the removal. Conversation will continue as to whether the association will build a monument at the opposite entrance.

- C. Proposal from Shade Tree Lawn- Tree removal and pruning, Stump Grinding and debris clean up. The Board approved of this work and requests a proposal for annual landscape maintenance.

**VII. New Business:**

- A. American Pool- The Board agreed to engage American Pool for management in 2021. They request Management obtain their COVID protocol.
- B. Removal of salting from the snow contract – Based on a significant increase in snow removal, the Board unanimously agreed to remove snow removal and treatment from sidewalks adjacent to townhomes. They will continue to do common sidewalks. The Board requests Management mail notice to owners announcing this.
- C. Upcoming Frederick County pool inspection needs to be scheduled. The Board suggests the new Board address this.

**VIII. Nomination of New Board of Director(s) (2 open positions):**

Doug chose not to rerun at the annual. Cyrus volunteered to be on the Board for another term. The floor was opened to nominations. Teresa Tilman, Cyrus Chenoy and Craig Longcor volunteered to be on the Board of Directors. Teresa and Craig were voted to the Board my acclamation.

**IX. Election of New Board of Director(s):**

Three (3) positions are available. Craig and Cyrus both volunteered to rerun. Bryan Rexroad reported he's received a couple nominations forms. When the deadline is met to submit nominations, a ballot will be mailed to all owners.

**X. Homeowner Forum:**

- Comment: The Board meetings should be monthly rather than bi-monthly to optimize owners being able to attend.
- Bryan received a compliment for his recent mailing. The owner suggested mailings continue for the best form of communication.

**XI. Adjournment:**

A motion to adjourn the meeting was made at 7:27pm by Cyrus with a second by Theresa. All were in favor of adjourning the meeting with no objections. The next regular HOA meeting will be determined.

Respectfully Submitted,  
*Debbie Coons, CMCA, AMS*