

North Crossing Community Association, Inc.

Board of Directors Meeting - Minutes

January 25, 2018 @ 6:00pm

Location: Clagett Management, 7540 N. Market St., Frederick, MD 21701

Present: John Pressel, President (11/18)
Charles Eyler, Vice President (11/18)
Colin O'Dell, Treasurer (11/18)
Doug Grimmatt (11/18)
Cyrus Chenoy (11/18) *via phone*

Absent: Larry Aronow (11/18)

Others Present: Danielle Reap, Clagett Management

I. Call to Order; Establish Quorum:

John called the meeting to order at 6:00pm. Quorum was met with 5 out of 6 Board of Directors present (Cyrus joined via phone).

II. Homeowner Forum:

None present; section skipped.

III. Approval of Minutes:

The minutes from the October 2017 meeting were reviewed. John made a motion to approve them as written and Charles second the motion. No action made; the minutes were approved unanimously.

IV. Financial Report:

The financial report through December 2017 was reviewed. All Client Funds Distribution Sheets received since the previous meeting were included in the meeting packet as well as December invoices. Board questioned a Clients Funds Distribution Sheet; why are we charging the client & taking out of the award & why is the attorney running certain reports?

Doug made a motion to approve the financial report with a second from Colin. The financial report was approved unanimously, as is, with no objections.

V. Completed Items:

- A. Mailed welcome letters to 1931 Crossing Stone Ct., 1906 Fieldstone Way, 129 & 204 Harpers Way & 107 McClellan Dr. (5).
- B. ARC Requests approved for 123 Harpers Way (roof) & 182 Harpers Way (solar panels) = 2.

VI. Old Business:

- A. Pool: most recent repair proposal dated 11/7/17 for \$7,500 was approved by the board at the annual meeting but work will not be done until the it gets warmer

- (before next opening).
- B. Mailboxes: all mailboxes throughout community no longer meet code; 1 proposal to replace all from MidAtlantic Mailbox for \$48,587.21. Get another proposal.
 - C. Landscape Maintenance: discussed BrightView's 2018 proposal for \$23,868. Board does not want to continue maintaining the median strip on Christopher's Crossing (no choice; city will not take over). BrightView is currently cutting the grass behind owner's fences along Christopher's Crossing & has been told they should not be however that amount of work is too minimal to lower the contract price. BrightView also told to maintain the easement between Willowbrook & the townhomes. Doug made a motion to approve the proposal with a second from Charles. All were in favor with no objections.
 - D. Landscape Quality Site Assessment: present BrightView's proposal for extra work, dated 1/19/18 for power washing the entrance sign for \$250, trimming 2 trees for \$975 & mowing the 2 SWP's for \$1,560. Board does not want to do this work at this time. Remove from agenda.
 - E. City's request to install more trees along McClellan Dr.: city giving a courtesy heads up (does not need permission) to install up to \$10,000 worth of street trees (approx. 25-30 trees total) & a few missing from islands in the community (see attached City tree map that we are actually responsible for); combo. of canopy trees (oak, london planes, sweet gum, sugar maples); will grow up to 40-50 ft. high; City trims every 6-7 years but we would have to mulch IF we wanted to. Board does not want any maple or sweet gum's; likes oak & Italian cypress; will not mulch.
 - F. Owner request to have 6 ft. privacy fences instead of 4 ft. due to increased traffic on Christopher's Crossing: will consider; to be continued.
 - G. Spring yard sale: Phil Geyer no longer wants to be in charge of. Any volunteers? Doug will ask his wife.

VII. New Business:

- A. Flag pole (hit & run): await proposal to replace vs. remove 1 (leaving 1 remaining; \$300 to remove 1). Board agree to remove 1 themselves, leaving only 1 flag pole remaining (city will remove the front entrance sign/flag poles eventually anyway with the opening of Christopher's Crossing).
- B. Community website: Colin will look into alternatives & has volunteered to manage the existing website.

VIII. Adjournment:

Doug made a motion to adjourn the meeting at 7:02pm with a second by Colin. The next meeting is scheduled for March 22, 2018 at 6:00pm at Clagett's office.

Respectfully Submitted,
Danielle Reap
Association Manager