

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

## **Board of Directors Meeting - Minutes**

May 24, 2018 @ 6:00pm

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

**Present:** John Pressel, President (11/18)  
Colin O'Dell, Treasurer (11/18)  
Larry Aronow (11/18)  
Cyrus Chenoy (11/18) \*6:06pm\*

**Absent:** Charles Eyler, Vice President (11/18)  
Doug Grimmett (11/18)

***Others Present:*** Danielle Reap, Clagett Management  
Gary & Kim Kowatch, 1901 Sawmill Ct.  
Chad Bigler, 1902 Sawmill Ct.  
Larry & Sheila Shranatan, 1906 Sawmill Ct.  
Chris Hohn, 1907 Sawmill Ct.  
Michael Blumenauer & David Hamilton, 1908 Sawmill Ct.

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### **I. Call to Order; Establish Quorum (4):**

John called the meeting to order at 6:03pm. Quorum was NOT met with 3 out of 6 Board of Directors present. Agreed to hear from owner's then continue with the rest of the Agenda once quorum was met. After discussion with homeowners, at 7:00pm we continued with the rest of the Agenda, with 4 out of 6 Board of Directors present.

### **II. Homeowner Forum:**

Heard from owner's about trespassing concern from the church property through the backyard of an abandoned home. Board agreed to install a privacy fence behind the abandoned home & will consider doing a longer stretch behind neighbor's home on either side as well. Danielle will get pricing on a wooden privacy fence vs. an ornamental style fence & will create a Sawmill Court email group to keep owners abreast of the status.

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

The minutes from the March 2018 meeting were reviewed. Colin made a motion to approve them as written and Cyrus second the motion. No action made; the minutes were approved unanimously.

### **IV. Financial Report:**

The financial report through April 2018 was reviewed. The board agreed to rollover all upcoming CD's. Also, included in the meeting packet was the most recent Attorney Status Report dated 3/22/18 & April invoices. Danielle reviewed over/near-over budget line items (bad debt expense, misc. expense & bulk trash

removal).

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

**V. Completed Items:**

- A. Welcome letters mailed to 1910 & 1915 Fieldstone Way, 1907 Harpers Ct., 132 & 200 Harpers Way & 111 McClellan Dr. = 6.
- B. ARC Requests Approved: 1934 Crossing Stone Ct. (deck/stairs), 1910 Fieldstone Way (shed), 1907 Harpers Ct. (roof), 175 Midsummer Dr. (shed) & 1937 Timber Grove Rd. (roof) = 5.
- C. Lease received for 1917 Crossing Stone Ct.
- D. Pool: repairs complete, permit obtained & ready for opening.
- E. ARC Guidelines: revised to allow 1 style of 6' privacy fence for along Christopher's Crossing & Opossumtown Pike only.
- F. Spring yard sale: done.
- G. Website: switched from Nord Enterprises to Square Space; Colin is managing. Looks great!
- H. Spring Inspection: done.

**VI. Old Business:**

- A. Mailboxes: Board agreed to replace the mailboxes that we have had owner requests on. Await install date.
- B. City's request to install trees along McClellan Dr.: going to install up to \$10,000 worth of street trees this spring (41 trees total) inc. a few missing from islands in the community. Began install.
- C. Entrance Sign: City requested that the HOA pay to remove the entrance sign. The Board does not agree that they should have to pay for it. Median is City property that we built sign on. Presented proposal to remove for \$1,750 from Gardener's & \$600 from JShell Construction. City will remove flag poles & fix landscaping. Board refusing to remove.
- D. Sawmill Ct trespassing issue: Invited owners to attend HOA meeting. Discussed during Homeowner Forum.
- E. Hit & Run (flag pole): Danielle went to court on 4/18 & 6/5. Requesting the amount spent on the removal of the flag pole + \$500 to fix landscaping.

**VII. New Business:**

- A. Owner request to shield community from new street lights for overpass. City plans?
- B. Beaver Pond Alley playground: broken piece.

**XI. Adjournment:**

Larry made a motion to adjourn the meeting at 7:34pm with a second by John. The next meeting is scheduled for July 26, 2018 at 6:00pm at Clagett's office.

Respectfully Submitted,  
*Danielle Reap*, CMCA  
Association Manager