

North Crossing Community Association, Inc.

Board of Directors Meeting - Minutes

July 26, 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)
Larry Aronow (11/18)
Cyrus Chenoy (11/18)

Absent: Doug Grimmett (11/18)

Others Present: Danielle Reap, Clagett Management
Pete Conway, 108 Crosstimber Way
Ila Stitely, 120 Fieldstone Ct.
Joann Young, 1910 Fieldstone Way

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

John called the meeting to order at 5:59pm. Quorum was met with 5 out of 6 Board of Directors present.

II. Homeowner Forum:

Discussed yards in poor condition (trash, weeds, etc.), low hanging tree limbs over sidewalks, Residents not picking up after dogs and the revised ARC Guidelines (fence height).

An inspection was done recently & Danielle has a long list of Residents who need to trim low hanging tree limbs.

III. Approval of Minutes:

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

IV. Financial Report:

The financial report through June 2018 was reviewed as well as the most recent Attorney Status Report dated 6/22/18 & June invoices. Danielle reviewed over/near-over budget line items (bad debt expense, general office, postage, printing, misc. expense, landscape replacement & snow removal). Danielle will email the Board the Misc. Expense charges.

Cyrus 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. Welcome letters mailed to 141 Fieldstone Ct., 1911 & 1924 Fieldstone Way, 1927

- Harpers Ct., 144 & 208 Harpers Way & 204 Timber View Ct. (7).
- B. ARC Requests approved: 113 Crosstimber Way (roof), 147 Crosstimber Way (roof), 1910 Fieldstone Way (patio), 144 Harpers Way (fence) & 175 Midsummer Dr. (fence) = 5.
 - C. Beaver Pond Alley playground: broken piece reattached.

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. Done?
- 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: Presented fence proposals (Long Fence \$5,605-\$13,950 vs. Quality Fence \$6,480-\$7,560. Discuss styles. FYI- hotel & gas station planned to go in on Byte Dr. Board would prefer installing the fence on the rear property lines of 1910 & the neighbors on each side (1908 & 1911). If they agree, they would have to demo & remove any existing fence.
- E. Hit & Run (flag pole): Danielle went to court on 4/18 & 6/5. Next court date scheduled for 8/1/18. Requesting the amount spent on the removal of the flag pole + \$500 to fix landscaping.
- F. Owner request to shield community from new street lights for overpass. City does not have plans to do anything; the Board does not either at this time. Will remove from Agenda.

VII. New Business:

- A. Sidewalk tripping hazards & re-stripe parking lots: Presented proposal from O'Leary's Asphalt to replace portions of the concrete sidewalk where there are tripping hazards for \$ 22,918 & re-stripe parking lots for \$7,490 for a total of \$30,408. Is the HOA or individual Owner's responsible for sidewalk tripping hazards? Would prefer grinding vs. replacement.
- B. Change financials from cash basis to accrual basis? Larry made a motion to change to accrual with a second from Charles. All in favor with no objections.
- C. 2019 Budget: present 1st draft with a 2% increase. Board will review. Must approve & mail by 10/15 for the annual meeting on 11/15.
- D. Fall yard sale (owner request)? Yes, Sept. 29th.
- E. Does the board want to put in a request to the city to install "no parking signs" on Fieldstone Way (owner request)? No, not enough parking as is. Will remove from Agenda.
- F. Discussed vehicles in violation that need tagged/towed.
- G. Landscaper not edging on Fieldstone Ct. or Way.
- H. Send all governing docs/ARC Guidelines to Colin to put on website.

XI. Adjournment:

Larry made a motion to adjourn the meeting at 7:31pm with a second by Colin. The next meeting is scheduled for September 27, 2018 at 6:00pm at Clagett's office.

Respectfully Submitted, *Danielle Reap*, CMCA, Association Manager