

North Crossing Community Association
Board Meeting
March 26, 2008

- **Present:** Board members – Mike Foster, Dean Kirschling, & Dan Kane. Also present was Larry Aronow and Julie Lancaster from Management.
- **Approval of Minutes** – Dan motioned to approve the minutes from the February 2008 meeting. Dean second. All in favor.
- **Approval of Financials** – Dean motioned to approve the financials for February 2008. Dan second. All in favor.
- **Old Business** – *Architectural Guidelines* – The Board reviewed and discussed the updated guidelines. The Board finalized and told Julie the guidelines need to be mailed to all homeowners. The guidelines will be inserted with the second installment for the community assessment.
Attorney – The Board told Julie to have the attorney review the association documents to see if the Board could start fining residents on violations.
Fence – The fence on Fieldstone Way that does not match the other fences must be removed and a new fence installed. The letter should have a copy of the standard fence for townhomes included. Julie confirmed to the Board she will absorb the cost of the new fence. The Board said the letter should state the homeowner has thirty days to replace. Julie will send a draft of the letter to the Board for comment prior to mailing.
Pool – There was a pressure test performed at the pool to try and determine why the pool is leaking. There were several skimmers replaced which should alleviate the problem. There were also some broken lights found. The lights will not be replaced but will be capped.
Security – Julie told the Board that Mays Security recommended Eagle Eyes to obtain a proposal to install security cameras in the community. The Board told Julie to follow up with Eagle Eyes.
Century Pool Management – Century Pool management was contacted with concerns. The concerns were the furniture was placed out too early, the pump was left running and the pool was drained and Commercial Pool Group is responsible to drain the pool. Dean told the Board that Commercial Pool Group said the community may want to consider self management of the pool. Julie obtained a proposal from Continental Pools for management. The cost was \$27,000.00. Dean will review.
Tree Trimming – Abortecture provided a proposal to trim some common area trees in the community. The Board told Julie to obtain two additional proposals.
New Business – *Pool Mailer* – Julie provided copies of the 2007 pool mailer which included information and the pool rules. The Board will review and finalize at the April meeting.
Seal Coating and Striping – The Board told Julie to obtain a minimum of three proposals to sealcoat and stripe the pool parking lot. The proposals should be sent to the Board so they may vote before the April meeting.
Entrance Landscaping – The Board told Julie to obtain a proposal from Overlook Landscaping and two other companies to enhance the landscaping beds at the community entrance. Only one side is currently landscaped. In the proposals both sides should be included and match one another.
Security – The Board discussed security issues stating the police should be present more often in the community. Julie is to check on the cost the association spent in 2007 and 2008 to date and provide to the Board.
Audit – Carol Ann Greenwood provided a proposal for the annual audit. Larry Aronow was present and stated he could obtain a second proposal. This was tabled.
- **Open Forum** – No open forum.
- **Next Meeting** – Wednesday, April 23, 2008 – Clagett Management, 7:00 p.m.
- **Meeting Adjourned at 8:28.**