

**North Crossing Community Association  
Board Meeting  
April 22, 2009**

- **Present:** Board members – Dean Kirschling, Mike Foster, Jennifer Siegfried & Lori Harper. Also present was Julie Lancaster from Management and Donna Rosana, John Pressel and Larry Aronow of the Architectural Committee.
- Called to order 7:00 PM.
- **Approval of Minutes** – Dean motioned to approve the minutes of March 2009. Jennifer second. All in favor.
- **Approval of Financials** – Dean motioned to approve the financials for March 2009. Mike second. All in favor.
- **Certificate of Deposits** – There are two CD's maturing at Harvest Bank. Both CD's are in the amount of \$84,243.34. Dean motioned to purchase two one year CD's at Harvest Bank with an APY of 2.60. Jennifer second. All in favor.  
There is a third CD that will mature at Columbia Bank on May 6, 2009. Dean motioned to reinvest the CD at Columbia Bank in a six-month no penalty CD. Jennifer second. Mike in favor. Lori against.
- **Delinquent Assessments** – Julie told the Board late notices would be mailed after April 30, 2009 to any homeowners that have not paid their homeowner assessment or set up a payment plan with the Board. The Board asked Julie to include a statement on the notice telling homeowners they may contact her to set up a payment plan to avoid any legal action.
- **Open Forum** – Julie told the Board that homeowners have called to ask when the community yard sale will be held. The Board discussed. The yard sale will be held June 6<sup>th</sup> and 7<sup>th</sup> from 8:00 AM to 2:00 PM. This information will be in the next newsletter.
- **Old Business** – *Concrete patio on McClellan Drive* – Julie told the Board she received a message from a homeowner on McClellan Drive that was concerned with drainage in the rear of his property, which he believes is affected by his neighbor installed a concrete patio. The Board told Julie to tell the homeowner to contact Drees Homes.  
*Concrete Barriers* – Julie told the Board she has left two messages for Mike Winpigler of Frederick City to ask if the concrete barriers could be put back in place at the dead end on Christopher Crossing.  
*Walk Through* – Julie and Larry will do the walk through this Thursday and Friday. Letters will be mailed to any homeowners with items noted. Julie will provide copies of those letters to the Board.  
*Merit Trial* – Julie and Dean will go to court on Monday, April 27, 2009. The trial is for a suit filed against the association for lifeguards not getting paid by Century Pool Management in 2008.
- **New Business** – *Audit* – Lori said the association documents state the audit must be done in ninety days after the close of the year. Julie will review the documents for that section and contact the auditor.  
*New Board Planning* – Lori suggested that a new board planning session would be helpful for the new board members. Lori and Jennifer will discuss any questions or concerns and get back to the Board.  
*Meeting Dates and Times* – Lori stated if the meetings are held the fourth Wednesday of each month she would miss for meetings because of a prior commitment. The Board tabled this for the next meeting.  
*Feral Cats* – Lori said there are many feral cats in the community and she is concerned that the association may be liable if a resident is bitten by one of them. The Board discussed stating this has been an issue in the past. Traps have been set to try and capture them and residents have set the cats free. The Board asked Julie to contact the insurance company to be sure they are covered.  
*Pool* – Julie gave the Board an update for the 2009 pool season.  
*Willowbrook* – An email was received from the manager of Willowbrook asking North Crossing to clean up the trash by the storm water pond off McClellan Drive. Most of this area is wetlands. The Board will review and let Julie know.  
*Interpreter* – A homeowner sent a letter asking if the Board would hire an interpreter so she could attend the next meeting. The Board agreed to hire an interpreter but told Julie to mail the homeowner

a letter as soon as possible stating they would hire an interpreter if she informs Julie in writing that she will be able to attend the next meeting.

- **Old Business continued** – *Front Entrance* – Donna said she has been in contact with Allegheny Power and they are reviewing the site for electric. Dean motioned to accept the proposal from Greenlink for the work on the front entrance. Jennifer second. Mike in favor. Lori abstained.
- **New Business continued** – *Flags* – The flags are beginning to need replaced at the front entrance. Jennifer motioned to purchase a new flag. Dean second. All in favor.  
*Tot Lot Signs* – The board wants to purchase signs for the tot lots telling residents not to leave trash. Lori motioned to purchase the signs if not more than \$200.00 each. Dean second. All in favor.
- **Next Meeting** – Wednesday, May 27, 2009 – Clagett Management, **7540 N. Market Street**, 7:00 p.m.
- **Meeting Adjourned at 9:06.**