

North Crossing Community Association
Board Meeting
October 24, 2007

- **Present:** Board members – Mike Foster, Dean Kirschling & Dan Kane. Also present was Julie Lancaster from Management.
Called to order at 7:04.
There were several homeowners present to speak to the Board about the storm water pond off Christopher Crossing. They stated many homeowners are using the fenced in area of the pond as a dog area and many dogs were running unleashed. The Board discussed this noting the area is considered common area and if there are any accidents it may be a liability for the association. The Board will post no trespassing signs and put an article in the next newsletter.
- **Approval of Minutes** – Dean motioned to approve the minutes from the September 2007. Dan second. All in favor.
- **Approval of Financials** – Dean motioned to approve the financials for September 2007. Dan second. All in favor.
- **Old Business** – *Pool* – The Board told Julie to make sure that Commercial Pool Group is investigating the water leak in the large pool.
- *Fence on Fieldstone Way* – A townhouse homeowner requested a vinyl board on board fence. The Board discussed this and although they are not necessarily concerned with the material, the design of the fence was not within the architectural guidelines for townhouse fencing. The Board told Julie to mail the homeowner a letter.
- **New Business** – *2008 Budget* – Julie presented a draft budget to the Board. The Board reviewed and made some changes. Julie will finalize and mail the budget with the annual meeting notice.
Lawn Maintenance – Any homes that have rear lots backing to Opossumtown Pike are responsible to maintain that area. Many homeowners are not mowing in that area. The Board asked Julie to note those addresses and to obtain a cost from the contractor to maintain that area.
Snow Removal – Dean motioned to contact with Overlook Lawncare for snow removal. Dan second. All in favor. The Board discussed some concerns they have with Overlook on lawn maintenance. Concerns are mulching too early in the spring, picking up trash, and missing some common areas around the townhouses.
Certificate of Deposit – Dean motioned to invest \$30,000.00 from the checking account to purchase a CD. The term should be 12-13 months and obtain the best rate possible. Dan second. All in favor. The association has two other CD's that mature in December 2007. The Board told Julie that both CD's should be reinvested at the best rate possible for a term of about one year.
Architectural Guidelines – The architectural committee drafted new guidelines. The Board reviewed. The draft of the guidelines will be made available at the annual meeting in November.
Annual Meeting – The annual meeting will be November 28, 2007 at Monocacy Middle School. The Board told Julie to again offer drawings of cash prizes of \$25.00 to any homeowner mailing their proxy and \$50.00 to any homeowner attending. The Board voted to have pizza and drinks at the meeting. The money is available from the social event fund that was not spent in 2007.
- **Open Forum** – No open forum.
- **Next Meeting** – Wednesday, November 28, 2007 at Monocacy Middle School, 7:00 p.m.
- **Meeting Adjourned at 8:47.**