

**CROSS FOX CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
6:30 P.M. ON JANUARY 16, 2018**

The Board of Directors of the Cross Fox Condominium Association met on January 16, 2018. The following persons were in attendance:

BOARD OF DIRECTORS

Elliott Simons, President
Wendy van Antwerp, Secretary
Michelle Melencio, Director

MaatenRe Ramin, Vice President
Karen Lowrey, Treasurer

OTHERS

Marie Fowler, CVI

Recording Secretary, just a MINUTE!

HOMEOWNERS PRESENT (see sign in sheet)

STATEMENT OF EXECUTIVE SESSION

Members held an Executive Session at 6:30 p.m. at the September 19, 2017 Board of Directors Meeting for consultation and discussion of legal matters and delinquencies.

REGULAR SESSION

CALL TO ORDER

Elliott Simons called the Regular Session to order at 7:02 p.m.

AGENDA

Karen Lowrey made a motion to accept the Agenda as submitted. Michelle Melencio seconded, motion passed.

MINUTES

Wendy van Antwerp made a motion to approve Minutes of the Regular and Executive Session on September 19, 2017. Michelle Melencio seconded, motion passed.

TREASURER'S REPORT

Karen Lowrey presented the Treasurer's report and summary of delinquencies.

MANAGEMENT REPORT

ACTION 1. AUDIT

The Board unanimously accepted the 2017 audit as presented by Goldklang & Group. Michelle Melencio made a motion to approve the proposal from Goldklang & Group, CPAs, to prepare the October 2018 (\$4,400) and October 2019 (\$4,500) audits along with the federal and state income tax returns for \$400 per year and the Maryland personal property return if needed for \$100 per year. MaatenRe Ramin seconded, motion passed.

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ACTION 2. INSURANCE RENEWAL

The proposed insurance renewal for 2018/2019 is increasing \$12,835 due to 2 large claims and the aluminum wiring issue. Karen Lowrey made a motion to approve the insurance renewal for 2018/19 for \$83,757 with Schoenfeld Insurance Agency. Michelle Melencio seconded, motion passed.

ACTION 3. TOWING CONTRACT

Discussion regarding the new contract to begin with Mary Towing. Wendy van Antwerp made a motion to approve the towing contract with Mary Towing. Karen Lowrey seconded, motion passed.

COMMITTEE REPORTS

None

OLD BUSINESS

GAS FIREPLACES – No action.

RAIN GARDENS – Grant received. A walkthrough with Howard EcoWorks is being planned.

FACEBOOK AND WEBSITE REPORT

- Launched on Friday and has been steady
- User friendly
- 508 compliant
- Search hits have increased 33%.

NEW BUSINESS

GAS SUB-METERING – No action.

ARCHITECTURAL PROCEDURES – Elliott Simmons summarized the current procedures.

ECONOMY PEST CONTROL – Discussion regarding feedback from lack of communication from homeowner/tenant.

BRIGHTVIEW – Ice Melt caused pet reaction. The product used was not product stated to be used in the contract.

OPEN DISCUSSION

- Balcony railing seems loose. Marie Fowler requested a report be made directly to Management.
- Inquiry regarding sliding door replacement status.
- Inquiry regarding Building Captains since only one person responded and Facebook seems

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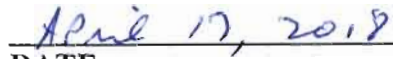
to be a good resource since it can be a closed group. Homeowner volunteered to chair this committee.

NEXT MEETING: APRIL 17, 2018 at 6:30 p.m.

ADJOURNMENT

MaatenRe Ramin made a motion to adjourn the Regular Session at 8:15 p.m. Karen Lowrey seconded, motion passed.


SIGNATURE


DATE