

**CROSS FOX CONDOMINIUM INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON APRIL 17, 2018**

The Board of Directors of the Cross Fox Condominium Inc. met on April 17, 2018. The following persons were in attendance:

BOARD OF DIRECTORS

Elliott Simons, President	MaatenRe Ramin, Vice President
Karen Lowrey, Treasurer	Wendy van Antwerp, Secretary
Michelle Melencio, Web Site Coordinator (absent)	

OTHERS

Marie Fowler, CVI	Recording Secretary, just a MINUTE!
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GUESTS

Alex Nussbaum, EcoWorks Howard County	Lori Lilly, EcoWorks Howard County
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HOMEOWNERS PRESENT – See Sign-In Sheet

STATEMENT OF EXECUTIVE SESSION

The Board opened Executive Session at 7:00 p.m. at the January 16, 2018 Board of Directors meeting to address homeowner requests and issues with delinquent accounts.

REGULAR SESSION

GUEST PRESENTATION AT 6:30 P.M. - EcoWorks Presentation

Wendy van Antwerp shared how EcoWorks came to be considered for the Community followed by Lori Lilly sharing information about the history of EcoWorks and the READY Summer Work Program that helps to foster environmentalism in young adults.

EcoWorks also supports the Storm Water Management and Habitat Restoration and hopes to work with Cross Fox over the 2018 summer in helping to begin and complete a rain garden project that is projected to take one week to finish.

Alex Nussbaum explained what rain gardens are, their significance in promotion solutions for healthy streams and communities, shared the areas they walked, proposed areas for the rain garden project, and the process for moving forward in completing the project. There are two locations in the community for the proposed project (sites 1 and 3). Initially, there were four areas in the community that were considered for the project and upon further investigation, it was narrowed down to two. There is no upfront cost to the community for EcoWorks to begin however, there is a required commitment from the community to maintain the project.

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CALL TO ORDER

Elliott Simons called the Regular Session to order at 7:00 p.m.

APPROVAL OF AGENDA

Karen Lowrey made a motion to approve the agenda as presented. Wendy van Antwerp seconded, motion passed.

MINUTES

Karen Lowrey made a motion to approve the Regular and Executive Session Minutes of January 16, 2018 as written. MaatenRe Ramin seconded, motion passed.

TREASURER'S REPORT

Karen Lowrey shared the Treasurer's Report dated March 31, 2018.

Total Actual Assessments Collected for the month	\$ 66,358
Total Actual Assessments Billed	\$ 64,952
Accounts Receivable as of 3/31/2018	\$170,435
Delinquent Income from Linda Mericle's Office	\$ 22,387 (YTD)
Total Cash	\$961,855
Replacement Reserve Cash	\$836,328
Snow Contingency Fund	\$ 20,000
Operating Cash	\$105,527

MANAGEMENT REPORT

ACTION 1. Ratify Votes

Wendy van Antwerp made a motion to ratify the vote to transfer Ledger #10718, a \$75K CD, that matured 03/05/18 into Ledger #10810, the ICS liquid account. Karen Lowrey seconded, motion passed.

Wendy van Antwerp made a motion to ratify the vote, in keeping with the laddered investment program, to use the funds from Ledger #10786, a \$75K CD that matured 03/26/18 to purchase a \$75K CD that will mature during 2023. Karen Lowrey seconded, motion passed.

ACTION 2. Townhouse Water Shut Off Valves

MaatenRe Ramin made a motion to select buildings 10540-10548 CFL to install townhome water shut off valves with an approximate cost of \$5K-\$6K per valve, not to exceed \$15K. Wendy van Antwerp seconded, motion passed.

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ACTION 3. Landscaping Projects

Karen Lowrey made a motion to accept the two proposed landscaping projects in an effort to resolve the exterior water puddles for a total of \$1,285 for the rear landscaping project and \$630 for the front landscaping project for a total of \$1,915. MaatenRe Ramin seconded, motion passed.

Needed Tree Work

There are seven trees that need to be removed as assessed by Management and BrightView's walk-through. Wendy van Antwerp made a motion to remove all seven trees that are in need of removal after the completion of a professional tree analysis, with a total of \$11,280 being allotted for this project. Karen Lowrey seconded, motion passed.

ACTION 5. Building Project: BDry Battery Back-up proposal for 10536-A1 Cross Fox Lane

Deferred

ACTION 6. Homeowner Requests

Derek Costache, 10566-B1 TRR

MaatenRe Ramin made a motion to ratify the installation of a radon remediation system with the stipulation that any maintenance, repair, or replacement of the radon remediation system is the sole responsibility of the homeowner of 10566-B1 TRR. Any damage caused to the common elements by the installation, removal, or other circumstances by the radon remediation system is the sole responsibility of the homeowner of 10566-B1 TRR to repair. Wendy van Antwerp seconded, motion passed.

Barbara Carter, 10536-B1 CFL

Tabled

Nathan Fadrowski, Tenant of 10568 CFL

Karen Lowrey made a motion to allow the tenant to park his commercial and personal use vehicle in the Cross Fox parking lot overnight with the stipulation that the lettering on the vehicle is covered with a magnet. MaatenRe Ramin seconded, motion passed.

OLD BUSINESS

Facebook and Website - Deferred

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New Smoke Detectors - New Law

There is a new law effective 1/1/2018 that before a homeowner may sell his/her home, they must install the new mandated smoke detectors. If a property suffers damage from a fire and does not have the correct smoke detectors installed, insurance companies may not cover the damage cost.

Building Captains

MaatenRe Ramin shared that the Building Captain Team met and attempted to draft some building responsibilities for proposed Building Captains. The next step for the Committee is to publicize these responsibilities in an effort to determine if anyone is interested in representing a particular community jurisdiction of homes.

- Assisting if there is a need for extermination services.
- Welcoming new neighbors to the community.
- Developing a phone tree for the homes within their jurisdiction.
- If/when needed, collecting proxies for the Annual Meeting
- Notifying CVI about violations or hazards
- Attending Board meetings to share concerns.

NEW BUSINESS

Parking - Mary Hammond

Mary Hammond inquired if the Board would consider implementing reserved parking spaces. Elliott Simons shared a parking option that may be considered that involves paying an optional administrative fee. The administrative fee will be researched before determining the associated cost. Elliott Simons and Mary Hammond will collaborate and develop a preliminary parking plan and share the plan with the Community at an upcoming meeting.

Important Budget Information

Deferred

HOMEOWNER COMMENTS

Theresa Chaklos (10840 Falkner Ridge Circle)

Homeowner inquired about whether residents are aware of their responsibilities with regard to the water shut-off valve installation.

Ron Robinson

Homeowner shared that there is a bucket of salt and old furniture needs to be removed from his area. Bulk trash will come to pick up the old furniture. He is not aware whose furniture it is. Also, he expressed a recommendation for additional trash bins.

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A Homeowner requested that the Board consider installing a speed bump. The Board agreed to obtain the cost of a speed bump for reconsideration of installation.

MaatenRe Ramin shared the disturbances from hearing the trash and recycling bins pick up between 4:30 a.m. and 6:30 a.m. at the nearby shopping area.

Homeowner shared that the siding needs to be power washed and some of the railings over the balconies need to be painted. Management shared that painting in these areas are on the work order list for the community for a later date. However, in the interim, homeowners may paint their railings.

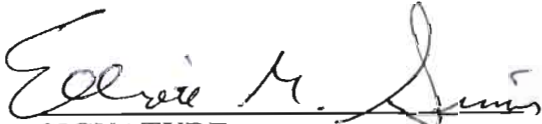
Homeowner inquired if the unit doors will be painted in the garden apartments. Management shared that the repainting of individual unit doors is the responsibility of Homeowners.

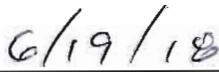
NEXT MEETING: JUNE 19, 2018 – Annual and Regular Board Meeting

ADJOURNMENT

Karen Lowrey made a motion to adjourn the Regular Session at 8:02 p.m. No Executive Session was held. MaatenRe Ramin seconded, motion passed.

APPROVED


SIGNATURE


DATE