

**CROSS FOX CONDOMINIUM, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON JANUARY 15, 2019**

The Board of Directors of the Cross Fox Condominium Inc. met on January 15, 2019. The following persons were in attendance:

BOARD OF DIRECTORS

Elliott Simons, President
Michelle Melencio, Web Site Coordinator
Wendy van Antwerp, Secretary (absent)

MaatenRe Ramin, Vice President
Karen Lowrey, Treasurer (absent)

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 18, 2018 Board of Director's meeting to decide on homeowner's requests.

REGULAR SESSION

CALL TO ORDER

Elliott Ramin called the Regular Session to order at 7 p.m.

AGENDA

MaatenRe Ramin made a motion to approve the Agenda as amended. Michelle Melencio seconded, motion passed.

MINUTES

Michelle Melencio made a motion to approve the Regular Session Minutes of September 18, 2018 as written. MaatenRe Ramin seconded, motion passed.

TREASURER'S REPORT

Elliott Simons presented the Treasury report for December 2018.

Operating Accounts	\$1,018,082
Delinquent Accounts (year-end)	\$ 10,157
Total accrued reserves	\$ 109,552
Total Liabilities and Member's Equity	\$1,222,433

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MANAGEMENT REPORT

ACTION 1. MASTER INSURANCE POLICY

The Master Insurance Policy expires February 1, 2019. The total amount in the 2018/2019 budget is \$87,948. This new policy is under budget by \$1,700. Michelle Melencio made a motion to approve the policy. MaatenRe Ramin seconded, motion passed.

ACTION 2. RATIFICATIONS

Skylon Pinkett, 10530-D1 CFL, requested an additional handicapped space be painted in front of 10530 CFL. The Board approved the request via email. MaatenRe Ramin made a motion to ratify the electronic vote. Michelle Melencio seconded, motion passed.

Kimberly, Madary, 10530-C1 CFL, requested approved for contractor to cut a hole for installation of a new combustion air furnace. The Board approved the request via email with the qualification that any issues caused by the hole made by the contractor such as water infiltration, insects, mice, damage to surrounding siding or façade, etc. will be their responsibility and any future owners of the home. Michelle Melencio made a motion to ratify the electronic vote. MaatenRe Ramin seconded, motion passed.

ACTION 3. ALUMINIUM WIRING

No action at this time.

OLD BUSINESS

Parking Committee

The parking committee disbanded on November 10, 2018 without Board knowledge. Elliott Simons explained that a recent email blast called for a re-formation of the parking committee, and stated that there are significant costs involved with switching to assigned parking that homeowners should be informed of. The committee would be responsible for going door to door and discussing the transition with homeowners, including costs and space assignment availability. Elliott Simons requested homeowners to submit letters to CVI or the Board to volunteer for the newly reformed parking committee.

NEW BUSINESS

Meter Equipment

Yes Energy has switched from dial-up to Wi-fi as the existing monitors are becoming obsolete to work with the new equipment. The cost will be \$2,547 to replace all the receivers and transmitters. This would be covered as a Reserve expense. MaateRe Ramin made a motion to approve the cost. Michelle Melencio seconded, motion passed.

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OPEN FORUM


Items Discussed:


- Homeowner fees. Elliott Simons suggested forming an exploratory budget committee to look at possible options for savings that may result in a decrease in overall fees.
- Committee Guidelines. MaatenRe Ramin suggests that committee members be given a list of requirements and guidance so that volunteers are in full understanding of the expectations and stipulations. Marie Fowler recommends utilizing a committee charter that outlines the duties for all future committees.
- Towing for permit parking. Marie Fowler explained that if homeowner agrees to sign the forms regarding an illegally parked car, the towing company should remove the vehicle. Management will follow up on this matter.
- Snow removal is on an event basis. The company is only advised to remove the snow from the roads, not from the open spaces. The company may potentially push the snow into open spaces if needed to clear the roadways.
- Creek on the backside of the odd side of Twin Rivers Road has water rising near the homes. Marie Fowler will contact the county and advise them of issue.

NEXT MEETING: April 16, 2019

AJOURNMENT

Michelle Melencio made a motion to adjourn the Regular Session at 7:59 p.m. MaatenRe Ramin seconded, motion passed.


SIGNATURE


DATE