

**CROSS FOX CONDOMINIUM, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON APRIL 16, 2019**

The Board of Directors of the Cross Fox Condominium, Inc. met on April 16, 2019. The following persons were in attendance:

BOARD OF DIRECTORS

Elliott Simons, President
Michelle Melencio, Director
Joan Lloyd, Director

MaatenRe Ramin, Vice President
Wendy van Antwerp, Secretary

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 on January 15, 2019 Board of Director's meeting to discuss legal matters.

REGULAR SESSION

CALL TO ORDER

Elliott Simons called the Regular Session to order at 7:04 p.m.

AGENDA

MaatenRe Ramin made a motion to approve the Agenda as presented. Wendy van Antwerp seconded, motion passed.

MINUTES

Michelle Melencio made a motion to approve the Regular Session Minutes of January 15, 2019 as written. MaatenRe Ramin seconded, motion passed.

TREASURER'S REPORT

Elliott Simons presented the Treasury Report for March 2019.

Total Cash	\$ 976,237
Delinquent Accounts (year end)	\$170,363
Replacement Reserve Cash	\$1,056,409
Total Liabilities and Member's Equity	\$ 1,012,640

The community went \$26,851 over budget on snow removal.

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MANAGEMENT REPORT

ACTION 1 Ratification of Electronic Votes

The Board voted electronically to appoint Joan Lloyd to the Board of Directors until the next Annual Meeting.

The Board voted electronically to allow Jose Maltez of 10580 Twin Rivers Rd to park his panel truck in the regular lot.

Michelle Melencio made a motion to ratify the electronic votes. Wendy van Antwerp seconded, motion passed.

ACTION 2 Annual Meeting

The Annual Meeting will be held June 18, 2019. Management suggests the Board appoint a nominating committee to count the votes of the Annual Meeting.

ACTION 3 Greenskeeper

The Board voted electronically for Greenskeeper to remove the storm damaged Pine trees at a cost of \$4,350. Wendy van Antwerp made a motion to ratify the electronic vote. Joan Lloyd seconded, motion passed. Greenskeeper submitted a proposal to improve the turf and prevent erosion at 10564 and 10554 Cross Fox Lane at a cost of \$645.

ACTION 4 Communications Consulting Group

Communications Consulting Group submitted a proposal to the Board to investigate communication service providers. If an opportunity is found and accepted by the Board, CCG will receive 25% of the compensation paid to the community by the service provider. Michelle Melencio made a motion to accept the proposal from Communication Consulting Group. Joan Lloyd seconded, motion passed.

ACTION 5 Utility Advisor

Utility Advisor submitted a proposal to the Board to investigate utility and government charges. If a credit/refund is found, utility advisor's fee will be 50% of the refund/credit. Michelle Melencio made a motion to accept the proposal from Utility Advisor. Joan Lloyd seconded, motion passed.

ACTION 6 Call for Nominations

Management mailed the call for nominations to the Board of Directors to the community on April 5, 2019. There are two terms up for election. Interested parties should submit their Statement of Candidacy and are due May 6, 2019.

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OLD BUSINESS

Insurance - Aluminum Wiring

Marie Fowler explained that one upcoming bill to the house will call for an update to association insurance regulations. Current law states that the homeowner pays \$5K with additional cost to be the responsibility of the community. Property management has to make judgement calls for which issues to file through insurance versus out of pocket. This bill died in the Senate. Marie Fowler stated that she will work toward educating members of the Senate to hopefully get this bill passed in the future.

NEW BUSINESS

Wilde Lake Architectural Process

All gardens on the common element must be approved in advance by the Board of Directors. The approval process will include returning the area to its original state if the garden can no longer be maintained, or citing the garden in a resale package.

Garden Approval and Maintenance

Gardens that need to be maintained will be sited in resale packages and need to be maintained.

Garden Apartment Doors

There are seven buildings 10528 to 10580 Cross Fox Lane that have had some door frames and doors that need to be painted to better suit the carpet color. The residents have asked if this will be a community expense as it has been in the past. MaatenRe Ramin explained that costs are being cut and just because this matter has been covered in the past, it is ultimately the responsibility of the homeowners. Another option is to maintain the current color of the doors as the carpeting may be replaced soon.

Commercial Vehicle Parking

Information was received that a vehicle parked illegally per Cross Fox policy can be towed without the complainant, or a member of the management company, signing the tow ticket. This differs from what was understood as the requirements for towing, so it needs to be tested.

OPEN FORUM

Items Discussed:

- Homeowner offered container plants to any homeowner that would like and care for them.
- Vehicle for Change will come to the community and accept donations of cars.
- Homeowner inquired about window replacement. Marie Fowler explained that if the look of the windows is being altered a form needs to be submitted.

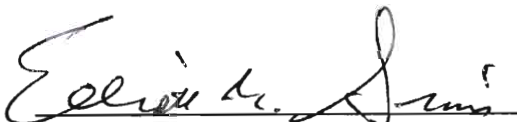
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- Discussion on radon systems and detection. Cross Fox is not responsible for detection or if needed installing radon systems. Owners are responsible for their own testing and if needed installing a radon system. Owners must submit information on the scope of work needed for installation.
- Homeowner inquired about maintenance cycle plans for the community and if the schedule would be reported to the community. Management explained that small maintenance issues need to be reported so that they can be resolved. Elliott Simons explained that large projects will be on the agenda for upcoming meetings. Management will look into areas that require power washing.
- Homeowner wants to discuss a maintenance plan with the landscaper with regards to the ivy that continues to grow. Management will meet with the landscaper and will inform the homeowner.

NEXT MEETING: June 18, 2019

AJOURNMENT

Joan Lloyd made a motion to adjourn the Regular Session at 8:01 p.m. MaatenRe Ramin seconded, motion passed.


SIGNATURE

6/18/2019
DATE