

**CROSS FOX CONDOMINIUM, INC.
BOARD OF DIRECTORS MEETING
VIA TELECONFERENCE
6:30 P.M. ON SEPTEMBER 15, 2020**

The Board of Directors of Cross Fox Condominium, Inc. met on September 15, 2020 via teleconference. The following persons were in attendance:

BOARD OF DIRECTORS

MaatenRe Ramin, President
Joan Floyd, Director

Henrietta Milward, Director
Maurice Roman, Director

OTHERS

Marie Fowler, CVI

Recording Secretary, just a MINUTE!

HOMEOWNERS – 46+

STATEMENT OF EXECUTIVE SESSION

The Board of Directors opened Executive Session at 6:30 p.m. at the January 21, 2020 meeting to hold hearings.

REGULAR SESSION

CALL TO ORDER

Ms. Ramin made a motion to call the Regular Session to order at 7:13 p.m. Ms. Milward seconded, motion passed.

APPROVAL OF AGENDA

Ms. Ramin made a motion to approve the Agenda with the additions of Garden Resolution, Board Member Resolution, and Assigned Parking under Old Business. Mr. Roman seconded, motion passed.

APPROVAL OF MINUTES

Ms. Ramin made a motion to approve the Regular and Executive Session Minutes of January 21, 2020 as presented. Ms. Milward seconded, motion passed.

TREASURER'S REPORT

Management provided the Treasurer's Report as of August 31, 2020.

ANNUAL MEETING

Management provided an update on the postponed Annual Meeting.

OPEN BUDGET MEETING

See Homeowner Comments.

ALUMINUM WIRE DISCUSSION

Directors and homeowners held a discussion on the work needed to address the aluminum wiring for safety and in accordance with the Master Insurance Policy.

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MANAGEMENT AGENTS REPORT

ACTION 1. Ratify Email Votes

Ms. Ramin made a motion to ratify the email vote approving to renew the contract with YES for sub-metering the gas. The motion was seconded, motion passed.

Ms. Ramin made a motion to ratify the email vote approving the proposal submitted by Greenskeeper for tree removals throughout the property at a cost of \$23,145. Ms. Floyd seconded, motion passed.

Ms. Ramin made a motion to ratify the email vote approving the replacement of six chimney caps at a cost of \$5,056. Mr. Roman seconded, motion passed.

Ms. Ramin made a motion to ratify the email vote accepting Michelle Melencio's resignation from the Board of Directors effective June 16, 2020. Mr. Roman seconded, motion passed.

Ms. Ramin made a motion to ratify the email vote approving Miller Dodson to update the Cross Fox Reserve Study at a cost of \$5,755. Ms. Milward seconded, motion passed.

Ms. Ramin made a motion to ratify the email vote approving Julie Seidman's (10564-F2 TRR) request for the handicap space to be moved over from the large tree. Mr. Roman seconded, motion passed.

ACTION 2. Contract Renewals

Ms. Ramin made a motion to renew the trash collection contract with Whatever Services at a cost of \$3,583 per month. Mr. Roman seconded, motion passed.

Directors tabled a decision on renewing the Cleaning Lady contract until justification could be provided for the proposed cost increase.

ACTION 3. 2021 Meeting Dates

Ms. Ramin made a motion to accept the 2021 Meeting Dates as follows. Mr. Roman seconded, motion passed.

January 19, 2021
April 20, 2021
June 15, 2021 – Annual Homeowners' Meeting
September 21, 2021

ACTION 4. Excess Assessment Resolution

Ms. Ramin made a motion to accept the Auditor's recommended Excess Assessment Resolution. Mr. Roman seconded, motion passed.

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ACTION 5. 2020/2021 Budget Homeowner Feedback

Directors took homeowner feedback on the 2020/2021 Budget during Homeowner Comments.

ACTION 6. Greenskeeper Proposals

Ms. Ramin made a motion to accept the following proposals submitted by Greenskeeper. Ms. Floyd seconded, motion passed.

- Stump grinding (as requested by Wilde Lake Association) and turf enhancements at various locations - \$3,935
- Resolve the drainage issue (water is pooling at corner near the HVAC system and large area in front of the sliding glass door) at 10536-B1 Cross Fox Lane - \$2,430
- Resolve the drainage issue (water is pooling outside the slider and across the main walk into the entrance of the building and along sides of beds) at 10576-B2 Cross Fox Lane - \$3,485

The following proposals were tabled:

- Resolve the drainage issue (water is pooling near slider and damaged the slider door with the owner has already replaced) at 10566-B2 Twin Rivers Road – Pending proposal.
- Clean up woods line between Cross Fox and shopping center - \$7,250
- Entrance beautification installation at Cross Fox/Twin Rivers Road sign - \$2,680

ACTION 7. Homeowner Request

Cockrell, 10596-D2, Handicap Parking Space

Ms. Ramin made a motion to approve the homeowner's request for a handicapped parking space installation. Mr. Roman seconded, motion passed.

OLD BUSINESS

Garden Resolution Amendment

Ms. Ramin made a motion to accept the revised Garden Resolution. The motion was seconded, motion passed.

Board Member Resolution

Ms. Ramin made a motion to accept the Board Member Resolution that no two homeowners from the same household may serve as Board Directors at the same time. Ms. Milward seconded. The motion was rescinded until the resolution could be reviewed by legal counsel.

Assigned Parking

Ms. Ramin provided an update on the Assigned Parking Initiative. Ms. Ramin made a motion to move forward with the process of planning assigned parking. Mr. Roman seconded, motion passed.

NEW BUSINESS

There was no New Business.

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HOME COMMENTS

Ms. Ramin read a prepared statement addressing the email sent to homeowners by former Board Member. Additional homeowner comments were addressed via the videoconferencing chat.

NEXT MEETING – January 19, 2021

ADJOURNMENT

Ms. Ramin motion to adjourn the Regular Session at 8:24 p.m. Ms. Milward seconded, motion passed.

Joan Lloyd

Joan Lloyd (Jan 28, 2021 19:23 EST)

SIGNATURE

Jan. 28 2021

DATE