

Shipley's Crossing Board of Directors Meeting
December 18, 2014

Meeting Called to Order

Reminder meeting conducted with Roberts Rules of Order

Introduction of John Sheehy, Division Manager for Sentry Management.
He has replaced Todd Whitlock in this position

Sentry Report - Princess Winston

Financial Report

The Report of Officers

Old Business

The final Koch home on Shallop Ct settled on 11/21/14.
The Koch sales signs have been removed. Still lots of work to be completed prior to Koch turning over the North side to the HOA.

We have transitioned to Verizon cable, and phone, and have added internet at the Clubhouse. The passwords are located on the community website if you need them.

In November we reported that there may be a problem with the heating system in the clubhouse. I'm happy to say that the original diagnosis was incorrect and the heating system is working fine.

We have purchased a new heater with a thermostat for the pool pump room, in addition we have had the pump room doors sealed to keep the heat in and protect the pipes from freezing.

The Clubhouse Roof Vents have been painted

A new Coffee Maker has been added to the Clubhouse to replace the old one.

We have an inquiry to Koch as to the status of the tree planting plan in the North. We will let you know when we receive that information.

Clubhouse Security contract and vendor has been tabled until the January meeting

I'm happy to report that Vince Sunderdick and Diana Wright have volunteered for the "Welcome to the Neighborhood Committee" I will meet with them to initiate this program.

Pickle Ball is alive and well this winter at the Benfield Sports Complex. Currently, sessions are held on Mondays from 1:30 to 3:30pm and Fridays from 2 to 4pm. If you are interested in playing, please contact our pickle Ball Guru Floyd Zablotny (443) 274-2383.

If you receive mail in error for a neighbor, please be mindful of security when attempting to get the mail to the correct person. Much appreciated

I feel like this has gotten better, but please be courteous of your neighbors. Please do not allow dogs to go on people's lawns. Please pick up after your dog. Thank You!

New Business:

When we distributed the budget a few weeks ago, we had a question regarding how the budget was being funded in regard to the Common Area categories in the North Budget vs the Common Area categories in the South Budget. I decided to seek the advice and expertise of Sentry Management and to also request a legal opinion from our attorney regarding an interpretation of our covenants as they relate to the funding of the budget. Both Sentry Management (Division Manager, John Sheehy) and Attorney Michael S. Neall have reviewed the covenants and independently agree that the budget is, and has been, funded correctly since the inception of the community. The budgets are being funded in accordance with the covenants and by the method intended by the writers of the covenants. I will place the legal opinion on the community website for review.

As you know, a Reserve Study is underway for the community. In short, this study will provide the value, life expectancy, and replacement costs for all of our community assets and analyze the state of our current Reserve Funds. We expect this report to be completed by the end of this month.

As I stated in my last email, we want to review the results of the reserve study prior to making any decisions on the final budget so we have postponed the vote on the budget until at least the next Board meeting in January.

One piece of financial information we did not have until after the budget was distributed was the cost for seeding and aeration for the common area in the South. The cost will be \$1730, which breaks down to \$2.44 per month to the folks in the South.

Assessments for the upcoming year: We will be receiving a single coupon for the payment due in January. Since we haven't finalized the budget yet, this payment will be equal to last year's quarterly payment. This coupon will be for your combined Home and

Clubhouse quarterly fee (single payment). Once we have finalized and voted on the budget, we will adjust the assessments accordingly and you will receive the three coupons for the final three payments of 2015.

Report of Committees

Architectural

North - Linda Summers – No new ARC Requests

South - Buddy Jackson – One new ARC Requests approved

Common Areas

Dave Milliman – BGE to return to repair sidewalk in the North

Pool / Clubhouse

Jane Jackson - Decorations added to Clubhouse and Monuments, Cookie Swap, Holiday

Gala, and Afternoon with Santa were tremendous successes. Thanks to all who made these events possible.

Diane Boyea – New York Trip - Lots of fun, went very smoothly. May plan another trip for the Spring.

Finance Committee

Robin Beusse – Nothing to Report

Floor Open

Check your trees for damaging insects and if found, removal of insects is recommended.

A question was raised about the funding of the budget with regard to North or South. A legal opinion has been issued by the HOA attorney on this matter (posted on website). In short, the current method of funding the budget has been found to be correct and in accordance with our Covenants (see New Business above).

Meeting Recessed