

Shipley's Crossing Board of Directors Meeting  
January 5, 2015

## **Meeting Called to Order**

Reminder meeting conducted with Roberts Rules of Order

## **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. Now that the last home has settled, we will be voting tonight on merging the current two Architectural Committees into one Committee

We continue to communicate with Koch Homes especially with regard to the completion of their work. During the Committee reports, Dave has information that he will share regarding the status of the tree planting plan in the North and various work around the community.

Pickle Ball continues 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 Floyd Zablotny.

### **New Business:**

As I stated in my last email, we have terminated the contract with Sentry Management. The Board voted last month to hire a local company here in Millersville called Professional Community management (ProCom) for our HOA Management. They officially start on February 1, 2015. There will be a 30 day transition period from Sentry to ProCom. A couple of questions that have come up from the community:

As I mentioned, coupons should be received from Sentry (hopefully this week). You will pay Sentry your first quarter's assessment. All payments will be transferred to ProCom during the transition. Remember, this first payment will be the same amount as last year's. Once we pass the budget, we will make the adjustments and they will be reflected in the final three coupons for 2015.

If you have already paid Sentry, no problem, all payments will be transferred to ProCom during the transition.

If you are due a rental deposit from Sentry, you should receive that money as a result of Sentry closing their books in the next several weeks. If for some reason that does not happen, we will ensure that ProCom issues a check.

Dave did a community walk through today with our new Community Manager Julie Drummond. We look forward to a smooth, uneventful transition with ProCom.

The Reserve Study is complete, we received it today. Although it is 88 pages and we will continue to review with the Falcon Group. Dave reviewed it today and reported to the Board that we are in good shape current reserve amounts are close to their recommended levels. We have made three adjustments as a result of the Reserve Study.

As I said last month, we wanted to have the results of the reserve study prior to making any decisions on the final budget. So now that the results are in and seem to be in good shape, we will be voting on the proposed budget this evening.

There appears to be interest in a Community Yard sale in the spring. As I mentioned in the meeting, yard sales are permitted by the covenants (See Article 4 Section 28 for limitations). If you are interested in participating, please contact Tony Curro at [tonycurro@hotmail.com](mailto:tonycurro@hotmail.com). The actual date and additional information will be provided as we get closer to the Spring.

## **Report of Committees**

### **Architectural**

North - Linda Summers – No new review requests this month

South - Buddy Jackson – One project which was approved this month

### **Common Areas**

Dave Milliman – Met with representatives from Koch Homes. Trees have yet to be completed between the south side of Caracle Ct. and Brightview Dr. Several areas of sidewalk in the community have been redone by Koch. Also met with new Community Manager from ProCom and walked the property with her. She appears to be very knowledgeable.

### **Pool / Clubhouse**

Jane Jackson – Again thanked everyone who participated in making the community events so special in December. Also spoke about the Committee meeting that would be held immediately after the Board meeting to discuss future community events. Details will be provided as more information is available.

### **Finance Committee**

Robin Beusse – Nothing to report.

## **Floor Open**

The Board received several questions regarding the method funding of the budget. A lengthy discussion was held to explain the reasoning behind continuing to correctly fund the budget in accordance with the Declaration of Covenants and recent legal opinion.

The Board received a question regarding whether Autopay would still be in effect and utilized by Sentry Management to automatically take your January assessment payment if you are registered for that system. Our understanding is that this system should still be in effect for this month's payment. Please let us know if this does not occur.

The Board received a question regarding the streetlights on Shallop Ct. could be moved or added to, to bring additional light to the middle of the street. The Board will inquire with BGE to see if a solution is available.

The Board agreed to hold the March Board meeting on the second Monday of the month in March (March 9th, 6:30pm).

## **Votes**

- As referred to in Article 3 Section 1b, Motion to elect to have one Architectural Review Committee for all of the Property (effectively combining the current two committees into one). Motion Passed – Unanimous Vote

- As mentioned in last month's Board meeting, we made one adjustment to the proposed budget that was distributed last month (this was for seeding and aeration in the South Common area and added \$1730.00 to the South Budget.

In addition, as previously mentioned, we made two adjustments to the South Budget and one adjustment to the North Budget as a result of the Reserve Study. In the South Budget, \$1004.00 was removed from line 9136 Fencing Reserves and \$1004.00 was removed from 9201 SWM Pond Reserves, as it was confirmed that AA County would be responsible for these areas. In the North Budget, \$4371.00 was removed from the Reserves Total amount (by reducing each reserve amount by 75.225%).

Motion to pass the proposed budget with above adjustments. Motion Passed – 4 Votes Aye, 1 Vote No. The 2015 Budget has been placed on the website.

- Motion to place the Request for Review of Declaration of Covenants, Conditions, Restrictions and Easement with regard to Budget on community website. Motion Passed – Unanimous Vote This Request has been placed on the website.

## **Meeting Adjourned**