

CROSSGATES MANOR HOMEOWNERS ASSOCIATION
2021 Annual Meeting Minutes
Location: Outdoors, Creekgate Court Parking Spaces
May 20, 2021

ATTENDEES:

Board Members: Pam Hershey, Skip Leinster
Esquire Association Management: Kimberly Garland-Klopp

CALL TO ORDER:

The meeting was called to order at 6:31 PM by President Pam Hershey. Quorum was not established, and the meeting adjourned.

The meeting was called to order for a second time by President Pam Hershey at 6:32 PM with 30% quorum established. It was noted the documents indicate a secondary mailing notice is needed if quorum is not established at the annual meeting. Those present voted to proceed with the meeting by adjourning and calling to order one minute later with 30% in attendance.

APPROVAL OF 2019 ANNUAL MEETING MINUTES:

The minutes of the 2019 Annual Meeting were reviewed. With no objections, a motion was made by Sue Kabrhel and seconded by Stephanie Carnahan-McCurdy. Motion Passed.

PRESIDENT'S REPORT:

- The Board continued to operate under COVID restrictions making decisions via email or telephone calls.
- Lines were repainted in the overflow parking areas per suggestion by Rich Stuchkus. Carson Frost voluntarily repainted several of the lines. Breneman Company was hired to perform the rest of the job.
- Several CDs became due over the past year, resulting in roll-over CDs at the same banks. Rates are very low, the highest rate of the 4 CDs being 1%. We currently have 2 CDs at Members 1st and Citadel.
- There is a high amount of cash in the Road Reserves fund which will be invested ~~invested~~ when rates become competitive.
- In 2020 there was a full year of mowing resulting in an over expenditure for mowing. There were 31 mowings as opposed to the 27 that were budgeted.
- After a year of no snow (2019-20), this past winter (2020-2021) brought lots of snow.
- The Board of Directors conducts two walk-around inspections during the year with Kim. Our first walk-around this year will be Monday, May 24th. Things we are looking for are areas of unsightly weeds, unkempt landscaping, homes that need to be power washed, and overgrown trees over roadways that are impeding vehicles. These violations are few.
- All approved Manor minutes of meetings are available for owners to read at crossgatesmillersville.com. Our private roads are too narrow for parking along the side of these roads. Emergency crews would have trouble getting past parked vehicles. Please do not make any changes to the outside of your property before first checking with any restrictions or asking the management company directly.
- Overall, Crossgates Manor is working within the confines of the budget, and, to our knowledge, there are currently no outstanding problems. Over the past year we have adhered to COVID restrictions and were able to address issues through telephone and/or email messages. Thank you for your support.

FINANCIAL REPORT:

- A copy of the 2021 approved budget was included with the annual meeting packet as well as a copy of the December 2020 balance sheet. The assessments for 2021 did not increase and remained the same.
- An umbrella policy was added to the insurance policy.

ELECTION OF TWO DIRECTORS:

It is time for the election there are 2 open positions, each for a 2-year term (2021-2024). Only 2 individuals expressed interest in running for the board, Pam Hershey and Skip Leinster. As a result, a voice vote took place. All members present were in favor, motion carried.

MANAGEMENT REPORT:

EAM reminded members of use of the EAM website, www.esqmanagement.com, where you can access the resale certificate form, resident portal and payment portal. The resident portal is separate from the payment portal. If members need help accessing the portals, they can contact the office at 717-824-3071.

HOMEOWNER OPEN FORUM:

Note: Comments below are not verbatim, rather they are summarized.

- 114 Creekgate, Carson Frost: Homeowner is frustrated with snow removal and landscape crew. Does not want equipment stored at Creekgate parking pads.
- 100 Creekgate, Connie Leinster: Is leaf removal included in any of the contracts in Crossgates?

ADJOURNMENT:

With no further business to discuss, a motion to adjourn the meeting was made by Mark Shockey, seconded by Stephanie Carnahan-McCurdy. Motion carried. Meeting adjourned at 7:07 PM.

Respectfully submitted,

Kimberly Garland-Klopp
Esquire Association Management, LLC