

CROSSPOINTE SWIM & RACQUET, INC.
BOARD OF TRUSTEES
Minutes of Meeting # 205
January 11, 2006

In Attendance: * Bob Stevens *Toni Bellissimo (left 8:30 PM)
 *Steve Adragna *Kerry Erisman *Howard Kaufer
 * John Cewe * Pat Ciarlo * Sharon Goodrich

Absent: * Alan Sullivan
* Denotes BOT Member

Also in Attendance: James McCormick – CAM, Gary Saturen – NW, Cheryl Woods – AAA Trash, Brian Riley – OSC, Citizens Traffic Initiative Group.

I. Call to Order – The President, Steve Adragna, called BOT meeting # 205 to order at 7:10 PM. A quorum of members was present.

II. Approval of Minutes – The BOT accepted the minutes of the December 14, 2005 meeting.

III. Financial Statements – The BOT adopted the November financial statements.

VI. AAA Trash – Cheryl Wood, HOA service manager for AAA Trash, attended the meeting to introduce herself and to answer any questions the BOT might have on trash service. When questioned on AAA’s recent 5% price increase, Ms. Woods explained that the Crosspointe contract precludes any CPI increase until September of 2006; therefore, there will be no increase in cost of service at this time and should a bill be overstated Crosspointe should pay the bill and she would make costs adjustments.

V. Resident Issues – The Citizens Traffic Initiative Group presented their recommendations for traffic calming to the BOT, asking for the BOT’s support. Their recommendations included all-way stop signs at high traffic intersection, warning signs for children.

VI. Election Committee – Bob Stevens moved, Pat Ciarlo seconded, “ To appoint Scotti Kramer, 8289 Cross Lake Drive, and Phyllisa Goldenberg, 8623 Larkview Lane, to the 2006 Elections Committee, both of which are in good standing.” Motion Carried Vote 8-0-0

VII. Traffic Calming –Bob Stevens moved, Pat Ciarlo seconded, “The BOT accept the traffic calming formal proposal, as written, from the Citizens Traffic Calming Initiative.” Motion Carried Vote 8-0-0

VIII. Action Items – Toni Bellissimo is to write a Chronicle article thanking the Citizen’s Traffic Initiative. Pat Ciarlo, in the next two weeks, is to draft a scope of work for the ARB spring inspections.

IX. Annual Meeting - March 23rd is the BOT’s first choice for the Annual Meeting date, second choice is March 30.

X. Executive Session – Sharon Goodrich moved, Pat Ciarlo seconded, “to enter executive session at 8:45 PM to discuss legal matters, personnel matters and architectural violations.”
Motion Carried Vote 7-0-0

The BOT re-entered open session at 9:30 PM

XI: ARB Violation – Pat Ciarlo moved, Bob Stevens seconded, “to assess 9108 Meadowcreek Lane violation charge of \$10 for child’s basketball hoop continually being left out in the driveway.”
Motion Carried Vote 7-0-0

XII. Injury Settlement – Kerry Erisman moved, Howard Kaufer seconded, “ Crosspointe’s legal counsel is authorized to offer immediate settlement with Mr. Peter.”
Motion Carried Vote 6-0-1

XIII. OSC - Kerry Erisman moved, Sharon Goodrich moved, “ to dissolve the OSC and turn over OSC matters to management.”
Motion Carried Vote 4-3-0

XI. VLNP – Sharon Goodrich moved, Pat Ciarlo seconded, and “the BOT contact Gary Saturen to confirm that the Volunteer Late Night Patrol (VLNP) is not to function or use the equipment purchased until further notice.” Bob Stevens recused himself from voting.
Motion Carried Vote 6-0-0

Adjournment - The meeting was adjourned at 9:50 PM.

Respectfully Submitted

James McCormick
Recording Secretary.

CROSSPOINTE SWIM & RACQUET, INC.
BOARD OF TRUSTEES
Minutes of Meeting # 206
February 8, 2006

In Attendance: * Bob Stevens * Alan Sullivan * Steve Adragna * Kerry Erisman
* Howard Kaufer * John Cewe * Pat Ciarlo

Absent: *Toni Bellissimo * Sharon Goodrich
* Denotes BOT Member

Also in Attendance: James McCormick – CAM
See attached sign-in sheet.

I. Call to Order – The President, Steve Adragna, called BOT meeting # 206 to order at 7:04 PM. A quorum of members was present.

II. Approval of Minutes – The BOT accepted the minutes of the January 11, 2006 meeting.

III. Financial Statements – The BOT adopted the December financial statements.

IV. Resident Issues –

A. Pruning Class – Ellen Peterson, Garden Club, asked the BOT to consider having Crosspointe sponsor a pruning class for the community. Alan Sullivan moved, Bob Stevens seconded, “To have Crosspointe sponsor a professional pruning class to the community at a cost not exceed \$240.00.”
Motion Carried Vote 7-0-0

B. OSC Issues – All the ex-members of the OSC discussed with the BOT the dissolving of the OSC.

C. Gifted & Talented Program – Harold Belkowitz and other Crosspointe parents asked the BOT to lend its support to move the Gifted & Talented Program from the overcrowded Lorton Station School to the underutilized Halley Elementary school. The concerned residents are to draft a letter to the school board on the subject for the BOT’s review and signature.

D. Mt. Vernon Council – Tim Sargeant briefed the BOT on the function and structure of the Mt. Vernon Council.

V. Community Wide ARB Inspections – Bob Stevens moved, Pat Ciarlo seconded, “ To accept CAM’s proposal to perform the community wide home inspection in the spring, subject to receiving a satisfactory qualifications sheet on the CAM inspector (per the SOW).”

Motion Carried Vote 7-0-0

VI. Fence Replacement/Repair – Alan Sullivan moved, Pat Ciarlo seconded, “ To award the Silverbrook Fence and Glen eagles Pool Fence replacement to the bidder with the lowest combined cost.”
Motion Carried Vote 7-0-0

VII. Gifted & Talented Program – Bob Stevens moves, John Cewe seconds, “ to support the move of the Gifted & Talented Program from Lorton Station Elementary to Halley Elementary.”
Motion Carried Vote 7-0-0

VIII. Internal Resource & Structure Audit - Steve Adragna moved, Kerry Erisman seconded, “that the BOT, beginning in April, review its entire volunteer committee structure and resources.”
Motion Carried Vote 7-0-0

IX. Management Contract Re-compete – Alan Sullivan, Howard Kaufer & Pat Ciarlo volunteered to form a sub-committee for the re-compete of the management contract.

X. Executive Session - Kerry Erisman moved, Pat Ciarlo seconded, “to move into executive session at 10:15 PM to discuss violations and client privileged information.”
Motion Carried Vote 7-0-0

The BOT entered open session at 10:30 PM

XI: ARB Violation – Bob Stevens moved, Pat Ciarlo seconded, “to turn 9609 Lakecrest Court over in the beginning of March for legal action for two ARB violations (no application for numerous projects and missing window mullions).”
Motion Carried Vote 7-0-0

Adjournment - The meeting was adjourned at 10:45 PM.

Respectfully Submitted

James McCormick
Recording Secretary.

CROSSPOINTE SWIM & RACQUET, INC.
BOARD OF TRUSTEES
Minutes of Meeting # 207
March 8, 2006

Attendance: * Bob Stevens *Steve Adragna *Toni Bellissimo * John Cewe (arrived 8:30 PM)
* Sharon Goodrich *Howard Kaufer * Pat Ciarlo * Alan Sullivan (arrived 7:20 PM)

Absent: * Denotes BOT Member *Kerry Erisman

Also in Attendance: James McCormick – CAM, Tom Hicks – Pool, Gary Saturen – NW, Brian Riley – Resident.

I. Call to Order – The President, Steve Adragna, called BOT meeting # 207 to order at 7:05 PM. A quorum of members was present.

II. Approval of Minutes – The BOT accepted the minutes of the February 8, 2006 meeting.

III. Financial Statements – The BOT adopted the January financial statements.

IV. Resident Issues – Brian Riley spoke in favor of the BOT attempting to correlate committee expenditures with the budget.

V. Pool Rules – Bob Stevens moved, Howard Kaufer seconded, “ To approve the 2006 Pool Rules.”
Motion Carried Vote 7-0-0

VI. New Pool Registration Procedures – Bob Stevens moved, Pat Ciarlo seconded, “ To approve the new pool registration.”
Motion Carried Vote 7-0-0

VII. Pool White Coating – Bob Stevens moves, Pat Ciarlo seconded, “ To approve Crystal Aquatics proposal for the white coating of the Oak Chase main & wading pool, and the Glen Eagles wading pool, to include new tile and coping stones.”
Motion Carried Vote 7-0-0

VIII. Lane Lines & Reels - Bob Stevens moves, Pat Ciarlo seconded, “ To approve NV Pools bid for new lane lines, reels and winter cover.”
Motion Carried Vote 7-0-0

IX. Larkview Lane Asphalt Trail – Sharon Goodrich moved, Alan Sullivan seconded, “To approve Professional Grounds proposal for the removal of the Larkview Lane asphalt trail utilizing VDOT funds.”
Motion Carried Vote 7-0-0

X. Bylaw Amendment - Bob Stevens moves, Pat Ciarlo seconded, “ To approve the Bylaw amendment as published in the February Chronicle.”
Motion Carried Vote 7-0-0

XI. Executive Session - Sharon Goodrich moved, Howard Kaufer seconded, "To move into executive session at 8:05 PM to discuss delinquent accounts, and attorney - client privileged information on volunteer security."
Motion Carried Vote 7-0-0

The BOT entered open session at 9:00 PM

XII. Silverbrook Road Fence Letter – Howard Kaufer moved, Bob Stevens seconded, "to accept the attorney's revised Silverbrook Fence letter and to mail letter to all affected homeowners with a March 20 deadline for property entry permission."
Motion Carried Vote 8-0-0

XIII. Late Fee Waive- Pat Ciarlo moved, Bob Stevens seconded, "to deny the homeowner of 8491 Silverview Lane request to waive a late fee, per standard procedures."
Motion Carried Vote 6-2-0

XIV. Security Contact – Alan Sullivan moved, Toni Bellissimo,"To direct Counsel to draft a model contract that would make possible the concept of a volunteer security patrol that insulates the Association from liability."
Motion Failed Vote 3-4-1

Sharon Goodrich moved – No second, " To put aside the volunteer security patrol and bring back its equipment into the office."

Toni Bellissimo moved, Howard Kaufer seconded, "The BOT thanks the Volunteer Late Night Patrol and the BOT has made every effort, with Counsel, to approve the concept of a volunteer security patrol; however the VLNP cannot be achieved or put into action at this time. The BOT is receptive to any proposals to achieve the community's aims and shield the community from liability."
Motion carried Vote 6-1-1

Adjournment - The meeting was adjourned at 10:00 PM.

Respectfully Submitted

James McCormick
Recording Secretary.

CROSSPOINTE SWIM & RACQUET, INC.

BOARD OF TRUSTEES

Memorandum of Annual Meeting

March 31, 2006

In Attendance: *Steve Adragna *Howard Kaufer *Pat Ciarlo
 * Kerry Erisman * Sharon Goodrich *Bob Stevens
 *John Cewe * Alan Sullivan

Absent: * Toni Bellisimo

*BOT Members

Also in attendance: 51 Homes Represented
 Jim McCormick, CAM
 Denise Maronski, CAM

Guest Speaker: Delegate Dave Albo, Congressman Tom Davis & Captain Hurlock

Call to Order – Steve Adragna, President, called the meeting to order at 7:20 p.m. at Silverbrook Elementary School and introduced the current Board members. He noted that 51 homes were represented in person at the meeting, which was not enough to constitute the quorum required (129 homes) for conducting business.

1. **Election of Board Members** – Pat Ciarlo, Election Committee Chair, noted that four positions were available on the 2006-2007 BOT and that the Elections Committee is required to present at least as many nominees as there are positions available. The Elections Committee nominated four (4) candidates – Steve Adragna, Sharon Goodrich, Brian Riley and Robert Stevens - for the four (4) open BOT positions. As there were no nominations from the floor, a final call for ballots was issued and the voting was closed at 7:30 p.m. The Elections Committee convened to the hallway to count all ballots received.
2. **Guest Speakers:**
 - Captain Hurlock** - Provided a comprehensive overview of police activities in the West Springfield precinct.
 - Delegate Dave Albo** - Updated attendees on a tax initiative for a special tax on Northern Virginia residents that would go directly to building more roads and meeting other transportation needs in Northern Virginia.
 - Congressman Tom Davis** - Provided a brief summary of activities facing budget expenditures.
3. **President's Report** – Steve Adragna suggested that the Memorandum of the 2005 Annual Meeting be approved as recorded, which was unanimously accepted by the attendees. He mentioned the replacement of the tot lots is still ongoing.

(Over)

4. **Committee Reports**

- A. **Architectural Review Board** - Michael Loy reminded everyone of the upcoming communitywide inspections.
- B. **Budget & Finance** – Al Beyer reported that the association was in good financial health.
- C. **Communications Committee** – Bob Bohls thanked Janine Rudolph, Management and the deliverers for another successful year with the *Chronicle*.
- D. **Neighborhood Watch** - Gary Saturen reported that Crosspointe is a safe and comfortable place to live.
- E. **Pool Committee** – Tom Hicks discussed that the Pool Committee is looking into several improvements at the Oak Chase pool, including a volley ball court, white coating, a winter cover and shed.
- F. **Tennis Committee** – Kevin Garrahan announced that the resurfacing of the Giles Run and Oak Chase courts went well and that all courts would be rekeyed this year.

5. **Election Results** – Pat Ciarlo announced that Crosspointe Swim & Racquet had conducted a valid election with 226 votes cast (135 required for valid election), recording the number of ballots received by the candidates as follows: **Steve Adragna - 246, **Sharon Goodrich - 237, **Brian Riley – 245, **Robert Stevens- 242,
**Elected to the Board of Trustees

6. **Adjournment** - The Annual Meeting adjourned at 10:01 p.m.

Respectfully Submitted,

James McCormick
Recording Secretary

CROSSPOINTE SWIM & RACQUET, INC.
BOARD OF TRUSTEES
Minutes of Meeting # 208
April 5, 2006

BOT Attendance: Steve Adragna, John Cewe, Toni Bellissimo (arrived 8 PM)
Sharon Goodrich, Howard Kaufer, Pat Ciarlo, Alan Sullivan & Brian Riley

Absent: Bob Stevens

Also in Attendance: James McCormick – CAM, Jeff Hull – Troop 994 & Kevin Garrahan – Tennis.

I. Call to Order – The President, Steve Adragna, called BOT meeting # 208 to order at 7:10 PM. A quorum of members was present.

II. Approval of Minutes – The BOT accepted the minutes of the March 8, 2006 meeting.

III. Financial Statements – The BOT adopted the February financial statements. Management is to research why pipestem liability does not equal pipestem assets.

IV. Resident Issues – Jeff Hull, leader of Boy Scout Troop 994, asked Crosspointe to renew its charter of the troop. Howard Kaufer moved, John Cewe seconded, “Crosspointe to charter Boy Scout Troop 994.”
Motion Carried Vote 7-0-0

V. Tennis Lights – Pat Ciarlo moved, John Cewe seconded, “to approve EMF Electric’s proposal for the replacement of the tennis lights and switches, given two more contractors are contacted and either EMF is still the lowest bidder or bids are not forth coming in a timely manner.”
Motion Carried Vote 6-1-0

VI. 2006 Swim/Dive Team Schedules – Howard Kaufer moved, Alan Sullivan seconded, “to accept the 2006 Swim & Dive Team schedules.”
Motion Carried Vote 8-0-0

VII. Election of Officers – Howard Kaufer accepts Presidents offer to chair meeting for purposes of elections.

A. Method of Election - John Cewe moved, Toni Bellissimo seconded, and “Nominations and elections are to be open and by show of hands.”
Motion Carried Vote 8-0-0

B. President – Alan Sullivan moved, John Cewe seconded, “to nominate and elect Steve Adragna as President.”
Motion Carried Vote 7-0-1

C. Vice President – John Cewe moved, Alan seconded, “to nominate and elect Howard Kaufer as Vice President.”
Motion Carried Vote 7-0-1

D. Secretary – Howard Kaufer moved, John Cewe seconded, “to nominate and elect Alan Sullivan as Secretary.”
Motion Carried Vote 7-0-1

E. Treasurer – Alan Sullivan moved, Brian Riley seconded, “to nominate and elect John Cewe as Treasurer.”
Motion Carried Vote 6-1-1

VIII. Committee Liaisons - The committee BOT liaisons (* denotes primary) are:

ARB – *Pat Ciarlo, Howard Kaufer & John Cewe
Budget - *John Cewe & Sharon Goodrich
Communication - *Toni Bellissimo & Brian Riley
Pool – *Bob Stevens & Alan Sullivan
Tennis - *Bob Stevens & Allan Sullivan
Neighborhood Watch - *Bob Stevens & Brian Riley
Management Company - *Steve Adragna & Howard Kaufer

IX. Association Management Review – Brian, Alan, Steve and committee chairs will perform as the BOT’s review team for the management of the association.

X. Reconfirmation of ARB Member – Pat Ciarlo moved, Howard Kaufer seconded, “to accept Mike Loy back on the ARB now that he has returned from deployment, per the recommendation of the ARB.”
Motion Carried Vote 8-0-0

XI. Executive Session - Sharon Goodrich moved, Pat Ciarlo seconded, “To move into executive session at 10:00 PM to discuss delinquent accounts, and attorney - client privileged information.” security.”
Motion Carried Vote 8-0-0

The BOT entered open session at 10:20 PM

XII. Late Fee – Pat Ciarlo moved, Alan Sullivan seconded, “to deny the homeowner of 8606 Mallard View request to waive a late fee, per standard procedures.” Motion Carried Vote 6-2-0

XIII. Violation Charge – Howard Kaufer moved, Sharon Goodrich seconded, “not to go to court to legally pursue the monetary violation charges on 8934 Cross Chase Circle, based on the homeowner’s compliance.”
Motion Carried Vote 8-0-0

Adjournment - The meeting was adjourned at 10:45 PM.

Respectfully Submitted

James McCormick
Recording Secretary.

CROSSPOINTE SWIM & RACQUET, INC.
BOARD OF TRUSTEES
Minutes of Meeting # 209
May 10, 2006

BOT Attendance: Steve Adragna (arrived 7:30 PM), John Cewe, Toni Bellissimo, Bob Stevens
Howard Kaufer, Pat Ciarlo, & Brian Riley

Absent: Sharon Goodrich & Alan Sullivan

Also in Attendance: James McCormick – CAM, Amy Burton – ARB, Donald Harris – Auditor,
Kerry Erisman-Resident, Alan Wenberg - ARB

I. Call to Order – Vice President, Howard Kaufer, called BOT meeting # 209 to order at 7:19 PM. A quorum of members was present.

II. Approval of Minutes – The BOT accepted the minutes of the April 5, 2006 meeting, as corrected.

III. ARB Member Appointment – Bob Stevens moved, Pat Ciarlo seconded, “To appoint Alan Wenberg to the Architectural Review Board.” Motion Carried Vote 6-0-0

IV. Financial Statements – Brian Riley moved, Pat Ciarlo seconded, “to adopt the March financial statements.” Motion Carried Vote 6-0-0

V. Draft Audit – Donald Harris presented the draft audit to the BOT. He indicated that assets increased \$70,000 from last year and that Capital Replacement Reserves are being properly funded. The BOT could, if so desired, move 5 to 10 percent (\$135,000) of its operating reserves to a specific project or to Capital Replacement Reserves. Mr. Harris favored the moving of funds to Capital Replacement Reserves, should the BOT desire to move funds. Overall, all financial indicators are positive. Bob Stevens moved, John Cewe seconded, “to approve the draft audit.”

Motion Carried Vote 6-0-1

VI. Resident Issues – None

VII. Foxhall Terrace Fence – The BOT received a request from the homeowners on Foxhall Terrace to replace the fence behind their homes. Bob Stevens moved, Brian Riley seconded, “to repair and straighten the Foxhall Terrace fence.” Motion Carried Vote 7-0-0

VIII. Heron Pond Meadow Appeal – Bob Stevens moved, Howard Kaufer seconded, “to uphold the OSC’s decision not to cut trees down to reestablish a meadow near Heron Pond.”

Motion Carried Vote 7-0-0

IX. Community Wide Inspection – The ARB brought to the BOT concerns it has on the community wide inspection conducted by CAM’s Architectural Director, to include late mailing of violation letters and missed maintenance violations. Pat Ciarlo, Amy Burton and Howard Kaufer will draft a letter to CAM for the BOT’s review and comment. Draft letter is to be emailed to the BOT for review and comment no later than May 19.

X. Silverline Basketball Court – Based on two letters from homeowners, the BOT will monitor the Silverline Drive basketball court to verify the complaints. However, the BOT will not remove the basketball goals, depriving the community of its amenities and assets, based on the improper behavior of some individuals. The BOT is to draft a response letter to the homeowners.

Adjournment - The meeting was adjourned at 10:00 PM.

Respectfully Submitted

James McCormick
Recording Secretary.

CROSSPOINTE SWIM & RACQUET, INC.
BOARD OF TRUSTEES

Minutes of Meeting June 21, 2006

BOT Attendance: Steve Adragna (left 9:00 PM), John Cewe (arrived at 7:25 PM), Alan Sullivan, Bob Stevens, Howard Kaufer, Pat Ciarlo, & Brian Riley

Absent: Sharon Goodrich & Toni Bellissimo

Also in Attendance: James McCormick – CAM, Gary Saturen – NW, Tom Hicks - Pool

I. Call to Order – President Steve Adragna, noting the presence of a quorum, called the meeting to order at 7:01 PM.

II. Approval of Minutes – The BOT accepted the minutes of the May 10, 2006 meeting as written.

III Financial Statements – The BOT accepted the May financial reports as presented.

IV. Resident Issues,

Associate Pool Membership - Ross & Pam Pannetton, previous owners of 9146 Wood Pointe Way, asked the BOT to consider allowing them to become associate pool members. Although the associate membership is full, they believe that extenuating circumstances warrant their admittance to the pool. The Pannettons stated that they sold their home on May 25, 2006, their real estate agent failed to request a Resale Disclosure Packet, and consequently they were not aware of the procedure to follow to obtain alumni status for an associate pool membership. The delivery of a Resale Disclosure Packet acts as a trigger mechanism to fully advise outgoing residents of the availability of alumni status.

The Community Manger confirmed that the Pannettons would have been offered Associate Membership this year had they applied for Alumni Status. Tom Hicks, Pool Committee Vice-Chair, stated that the Pool Committee supported the acceptance of Pannettons as Associate Members, given the circumstances. He did make it clear that Crosspointe and the office staff were not at fault and the procedures for disclosing the availability of Alumni Status are adequate and do work.

Brian Riley moved, Bob Stevens seconded, “that the BOT allow the Pannettons to become Associate Members, effectively increasing the number of associate members from 180 to 181 only for this year.”

Motion Carried Vote 7-0-0

V. Budget & Finance Committee – Bob Stevens moves, Howard Kaufer seconds, “The BOT Treasurer be an active and voting member of the budgeting process and to eliminate the quorum requirement for the Budget & Finance Committee for advisory matters.”

Motion Carried Vote 6-0-1

The BOT realizes the need to change the Budget & Finance Committee’s guidelines to reflect the change in quorum.

VI. Landscape Design – Brian Riley volunteered to be on the subcommittee for Landscape Design.

VII. Addendum to Grounds Maintenance Contract – Bob Stevens moved, Brian Riley seconded, “Not to approve Professional Grounds’ addendum of the Grounds Maintenance Contract for a fuel charge, as it’s wording was too vague. Professional Grounds should provide an addendum that uses the amount of gas allocated to Crosspointe as a baseline.”

Motion Carried Vote 7-0-0

VIII. Fidelity Bond Coverage – Brian Riley moved, John Cewe seconded,” to increase fidelity bond coverage to \$1.5 million.”

Motion Carried Vote 7-0-0

IX. Community Wide Inspection – Bob Stevens moved, Steve Adragna seconded, “to approve payment of one half of the CAM bill for the community wide inspections, as a show of good faith.”

Motion Carried Vote 7-0-0

X. Web Site - The BOT would like to begin posting RFP’s on the web site so that residents may see what is being proposed on particular jobs.

XI. Departing BOT Member – Steve Adragna announced that he would be resigning his BOT membership in August, as he has sold his home in Crosspointe.

XII. Executive Session – Bob Stevens moved, Pat Ciarlo seconded, “To move into executive session at 9:07 PM to discuss delinquent accounts and ARB violations.” **Motion Carried Vote 6-0-0**

The BOT entered open session at 9:20 PM

XIII. Waive Late Fee – Pat Ciarlo moved, John Cewe seconded, “not to waive the late fee for 8409 Wood Pointe Court, per past practices.” **Motion Carried Vote 6-0-0**

XIV. Architectural Violations

A. Pat Ciarlo moved, Bob Stevens seconded, “to charge 8726 Foxhall Terrace \$10.00 per day for trash accumulation and seek legal action as the home is an eyesore in the community.”

Motion Carried Vote 5-0-1

B. Pat Ciarlo moved, Bob Stevens seconded, “to charge 8312 Ivy Green Road, 9610 Larkview Court, 8609 Larkview Lane and 9307 Meadow Crossing Way \$10.00 per day for yard maintenance violations, per the ARB’s recommendation.”

Motion Carried Vote 5-0-1

C. Pat Ciarlo moved, Bob Stevens seconded, “not to accept the ARB’s recommendation of sanctions for 9018 Copperleaf Lane, as the extent of the yard maintenance that is needed is below the threshold for sanctions.”

Motion Carried Vote 5-0-1

Adjournment - The meeting was adjourned at 9:25 PM.

Respectfully Submitted

James McCormick
Recording Secretary.

CROSSPOINTE SWIM & RACQUET, INC.
BOARD OF TRUSTEES

Minutes of Meeting July 12, 2006

BOT Attendance: Steve Adragna (arrived 7:25 PM), John Cewe (arrived at 7:50 PM), Sharon Goodrich, Howard Kaufer, Pat Ciarlo, & Brian Riley

Absent: Alan Sullivan, Bob Stevens & Toni Bellissimo

Also in Attendance: James McCormick – CAM, Gary Saturen – NW, Mr. House - Resident

I. Call to Order – President Steve Adragna, noting the presence of a quorum, called the meeting to order at 7:28 PM.

II. Approval of Minutes – The BOT accepted the minutes of the June 21, 2006 meeting as written.

III Financial Statements – The BOT accepted the April financial reports as presented.

IV. Resident Issues -

A resident questioned the BOT on the wisdom of building a community gym and what benefit would the community receive from such an improvement. He stated, “it would lock Crosspointe into a large capital expenditure.” The BOT explained to him that only one Board member was collecting resident input on the subject and that the building of the gym was not an official BOT agenda item, at this time

V. Nationwide Auto Insurance – Howard Kaufer moved, Pat Ciarlo seconded, “not to pursue the Nationwide Insurance auto insurance discount program for residents.”

Motion Carried Vote 5-0-0

VI. Resident Response Letter – Brian Riley moved, Sharon Goodrich seconded, “to accept the response letter to Terry Gower, with grammatical changes.”

Motion Carried Vote 5-0-0

VII. Traffic Calming – The President, as a BOT action, reconfirmed that he is to send the VDOT traffic calming package back to the ad hoc resident group for them to secure the required number of signatures.

VIII. Late Fee – Howard Kaufer moved, Pat Ciarlo seconded, “not to waive the late fee for 9609 Nuthatch Drive as the payment was clearly late.”

Motion Carried Vote 6-0-0

IX. Departing BOT Member – Steve Adragna announced he would be stepping down as President prior to the August BOT meeting and would be leaving the BOT in August.

Adjournment - The meeting was adjourned at 7:51 PM.

Respectfully Submitted

James McCormick
Recording Secretary.

CROSSPOINTE SWIM & RACQUET, INC.
BOARD OF TRUSTEES

Minutes of Meeting August 9, 2006

BOT Attendance: Howard Kaufer, Alan Sullivan, Steve Adragna (arrived 7:49 PM – departed 8:30 PM), Sharon Goodrich, Pat Ciarlo, Bob Stevens (arrived 7:25 PM) & Brian Riley

Absent: John Cewe, & Toni Bellissimo

Also in Attendance: James McCormick – CAM, Gary Saturen – NW, Kevin Swenson - Pool

I. Call to Order – Acting President Howard Kaufer, noting the presence of a quorum, called the meeting to order at 7:04 PM.

II. Approval of Minutes – Sharon Goodrich moved and Pat Ciarlo seconded, “ The minutes of the July 12 BOT meeting be accepted, as amended.” **Motion Carried** **Vote 5-0-0**

III Financial Statements – Sharon Goodrich moved and Pat Ciarlo seconded, “The financial statements for June 2006 be accepted as presented.” **Motion Carried** **Vote 5-0-0**

IV. Resident Issues - None

V. Neighborhood Watch – Gary Saturen briefed the BOT on vandalism and other incidents occurring within the community. A majority of the incidents involved pranks with fireworks. However there were three more serious incidents involving automobile vandalism (tire punctures) in and around Silverline Drive. Most of the reported incidents are occurring between 1:30 am to 4:00 am. There has been no major vandalism if community property.

VI. ARB Minutes – Sharon Goodrich moved and Pat Ciarlo seconded, “ to accept the minutes of the ARB meetings of June 19 and July 17.” **Motion Carried** **Vote 5-0-0**

VI. Pool Committee

A. Minutes – Sharon Goodrich moved and Brian Riley seconded, “ to accept the minutes of the Pool Committee meeting of August 2, as submitted.” **Motion Carried** **Vote 6-0-0**

B. Trophy Presentation – Kevin Swenson presented the BOT with the First Place Division 5 Dive Trophy. On the behalf of the Cruisers Dive Team, Mr. Swenson thanked the BOT for its ongoing support of the Swim & Dive team.

C. Pool Cover – Bob Stevens moved and Pat Ciarlo seconded, “ to approve Crystal Aquatics’ bid for a Marlin pool cover for the Oak Chase Pool at \$12,900.00 on a best value basis and the excellent work history of the company; and as an exception as the only known distributor in the area of Merlin covers.” **Motion Carried** **Vote 7-0-0**

D. Pool Shed – Kevin Swenson explained to the BOT that he has researched three sheds from three different manufactures and has selected one shed, but a direct comparison of the sheds is difficult due to differing manufacturing techniques and materials.

E. Pool Parties – The BOT was informed that the Pool Committee would be sponsoring an adult pool party at the Glen Eagles pool on August 25 and a family fun night at the Oak Chase pool on September 1.

VII. Landscape Designer – Pat Ciarlo moved and Bob Stevens seconded, “to approve Valley Crest’s proposal for landscape design services for only design services, on-site meetings and RFP production.”

Motion Carried Vote 7-0-0

VIII. Foxhall Terrace Fence – The BOT tabled the repair/replacement of the Foxhall Terrace Fence for future research.

IX. Fuel Surcharge Amendment – Sharon Goodrich moved and Alan Sullivan seconded, “to offer Professional Grounds, in recognition of extraordinary fuel costs, a one time only flat fee in the amount of \$1,500.00 covering the dates from August 1, 2006 through July 31, 2007.”

Motion Carried Vote 6-0-0

X. Trustee Appointment – The BOT will announce in the newsletter and the web site that there is an open seat on the Board that will be filled at its October meeting. Interested homeowners are to submit to the office a letter of intent, a brief autobiography and statement of qualifications. Deadline for submission is September 23. Electronic submission via email is highly encouraged.

XI. Bylaw Amendment – Howard Kaufer volunteered to a draft a bylaw amendment expanding on the reasons for entering into executive session.

XII Management RFP – Jim McCormick, manager, was dismissed so that that BOT could discuss the Management RFP.

Adjournment - The meeting was adjourned at 10:03 PM.

Respectfully Submitted

James McCormick
Recording Secretary.

CROSSPOINTE SWIM & RACQUET, INC.
BOARD OF TRUSTEES

Minutes of Meeting September 13, 2006

BOT Attendance: Howard Kaufer, John Cewe, Sharon Goodrich, Pat Ciarlo, Bob Stevens, Toni Bellissimo & Brian Riley

Absent: Alan Sullivan

Also in Attendance: James McCormick – CAM, Jim Kealey – CAM, Liz Bradsher – Resident, Gary Saturen – NW, Al Beyer – BFC, Debra Peterman – ARB, Mike Loy – ARB and Tracey Heis – ARB.

I. Call to Order – Acting President Howard Kaufer, noting the presence of a quorum, called the meeting to order at 7:03 PM.

II. Approval of Minutes – Sharon Goodrich moved and Brian Riley seconded, “The minutes of the August 9 BOT meeting be accepted, as amended.” **Motion Carried** **Vote 7-0-0**

III Financial Statements – Brian Riley moved and Sharon Goodrich seconded, “The financial statements for July 2006 be accepted as presented, with the exception that the assessment income should return to quarterly reporting for continuity.” **Motion Carried** **Vote 7-0-0**

IV. Resident Issues - Liz Bradsher, resident, briefed BOT on school boundary issues and that Crosspointe may be in jeopardy of being split. The BOT, with Liz’s help, will write a letter to School Board restating its position that the entire Crosspointe community is to be within the same school boundary.

V. Community Wide Inspection - Jim Kealey, CEO CAM INC, and the BOT discussed concerns surrounding CAM’s inspection of the community. The ARB expressed to the BOT its lack of confidence in CAM’s ability to perform follow up inspections. Pat moved, Sharon seconded, “CAM is not to do second half of inspection, no further payment forthcoming.” **Motion Carried** **Vote 5-1-1**

VI. ARB Minutes – Sharon Goodrich moved and Brian Riley seconded, “to accept the minutes of the August 7 ARB meeting.” **Motion Carried** **Vote 7-0-0**

VII. Pool Committee

A. Minutes – Sharon Goodrich moved and Pat Ciarlo seconded, “to accept the minutes of the Pool Committee meeting of September 6.” **Motion Carried** **Vote 7-0-0**

B. Oak Chase Pool Filter Replacement – Bob Stevens moved and Brian Riley seconded, “to accept Crystal Aquatic’s proposal to replace the filters at the Oak Chase Pool, based on the contractors good work history and to avoid crisis management next spring.” **Motion Carried** **Vote 7-0-0**

C. Pool Light Refurbishment – The BOT asked the Pool Committee to solicit three contractors for bids.

VIII. Flat Fuel Increase – The BOT ratified its acceptance of Professional Grounds counter offer of a \$1,900 flat fee for increased fuel cost in execution of the grounds maintenance contract from January 1, 2006 till August 31, 2007.

IX. Neighborhood Watch – Gary Saturen briefed the BOT on the petty theft and vandalism that occurred last month. Mr. Saturen reiterated his recommendation that the BOT should consider hiring a professional security company to patrol Crosspointe.

X. Bylaw Amendment – John Cewe moved, Bob Stevens seconded, “to accept the draft bylaw amendment for publication in the October issue of the Chronicle.”

Motion Carried Vote 7-0-0

XI. Turf Renovation – Sharon Goodrich moved and Brian Riley seconded, “to accept the Professional Grounds proposals for the turf renovation at the entrances of Crosspointe Drive/Rt. 123 and Gauge Drive/Rt.123; and the hill along side Silverbrook Road east of Gauge Drive.”

Motion Carried Vote 7-0-0

XII. T.Rowe Price – John Cewe moved, Bob Stevens seconded, “to accepted the Budget & Finance Committee’s recommendation to close the Wachovia Wealth Management Fund and start a brokerage account with T.Rowe Price.”

Motion Carried Vote 7-0-0

XIII. Management RFP – The community manager was excused from the meeting in order for the BOT to discuss and finalize the Management RFP.

Adjournment - The meeting was adjourned at 10:40 PM.

Respectfully Submitted

James McCormick
Recording Secretary.

CROSSPOINTE SWIM & RACQUET, INC.
BOARD OF TRUSTEES

Minutes of Meeting October 11, 2006

BOT Attendance: Howard Kaufer, John Cewe (arrived 7:20 pm), Sharon Goodrich, Pat Ciarlo, Bob Stevens, Toni Bellissimo (arrived 7:06), Alan Sullivan & Brian Riley

Also in Attendance: James McCormick – CAM, Nancy Huether – Resident, Liz Bradsher – Resident, Gary Saturen – NW, Representatives from New Hope Church.

I. Call to Order – Acting President Howard Kaufer, noting the presence of a quorum, called the meeting to order at 7:02 PM.

II. Approval of Minutes – Bob Stevens moved and Brian Riley seconded, “The minutes of the September 13 BOT meeting be accepted, as amended.” **Motion Carried** **Vote 5-0-0**

III Financial Statements – Bob Stevens moved and Brian Riley seconded, “The financial statements for August 2006 be accepted as presented.” **Motion Carried** **Vote 7-0-0**

IV. Resident Issues – New Hope Church explained to the BOT that the moving of the sanitary sewer line would cost approximately \$200,000.00 and is not financially feasible. New Hope Church expressed its willingness to work with the residents whose property the sewer easement transverses to assure that the yards are properly graded and if all possible trees are either saved or replanted.

V. Trustee Appointment – Bob Stevens moved, Sharon Goodrich seconded, “to appoint Gary Saturen, effective November 8, to the Board of Trustees.” **Motion Carried** **Vote 7-0-0**

VI. Election of Officers –

A. President – John Cewe moved, Toni Bellissimo seconded, “to nominate and elect Howard Kaufer as President with all powers incumbent in that office and with signatory powers on all finical instruments and accounts.” **Motion Carried** **Vote 7-0-1**

B. Vice President – Alan Sullivan moved, Brian Riley seconded, “to nominate and elect John Cewe as Vice President with all powers incumbent in that office and with signatory powers on all finical instruments and accounts.” **Motion Carried** **Vote 6-0-2**

C. Treasurer – John Cewe moved, Alan Sullivan seconded, “to nominate and elect Brian Riley as Treasurer with all powers incumbent in that office and with signatory powers on all finical instruments and accounts.” **Motion Carried** **Vote 6-0-2**

D. Secretary – Alan Sullivan remains as Secretary with all powers incumbent in that office and with signatory powers on all finical instruments and accounts.

VII. South Springfield Alliance Representative – Bob Stevens moved, Brian Riley seconded, “to appoint Ken Stevens as Crosspointe’s representative to the South Springfield Alliance.”

Motion Carried Vote 8-0-0

VIII. Committee Reports and Actions –

A. ARB Minutes- Sharon Goodrich moved, Pat Ciarlo seconded, “to accept the minutes of the ARB minutes of August 21 and September 18.” **Motion Carried Vote 8-0-0**

B. Pool Committee Minutes – Bob Stevens moved, Brian Riley seconded, “to accept the minutes of the October 3 Pool Committee meeting.” **Motion Carried Vote 8-0-0**

C. Oak Chase Pool Shed – Sharon Goodrich moved, Bob Stevens seconded, “to accept Back yard Shed & Deck’s proposal for a shed and concrete floor to be installed at the Oak Chase pool on a best value basis, cost not to exceed \$5,180.00.”

Motion Carried Vote 8-0-0

IX. Election Committee Chair - John Cewe moved, Sharon Goodrich seconded, “to appoint Brian Riley as the Election Committee Chair.” **Motion Carried Vote 8-0-0**

X. Neighborhood Watch – Gary Saturen briefed the BOT on the petty theft and vandalism that occurred last month.

XI. Oak Chase Turf Damage – Bob Stevens moved, Brian Riley seconded, “to accept Professional Grounds’ proposal to the repair of the turf at the Oak Chase Tennis Court that was damaged by dirt bikes and to install an French drain in the same area.”

Motion Carried Vote 8-0-0

XII. School Board Letter – Bob Stevens moved, Brian Riley seconded, “to accept the draft letter to the School Board referencing the possible redistricting of school boundaries, as amended.” **Motion Carried Vote 8-0-0**

XIII. Volunteer Mileage Reimbursement – The BOT took under advisement the request from the ARB for mileage reimbursement.

XIV. Volunteer Party – The BOT decided to hold a volunteer appreciation party the Saturday between the end of the NFL playoffs and the Super Bowl.

Adjournment - The meeting was adjourned at 9:30 PM.

Respectfully Submitted

James McCormick
Recording Secretary.

CROSSPOINTE SWIM & RACQUET, INC.
BOARD OF TRUSTEES

Minutes of Meeting November 8, 2006

BOT Attendance: Howard Kaufer, John Cewe (arrived 7:15 pm), Gary Saturen, Pat Ciarlo, Alan Sullivan & Brian Riley

Also in Attendance: James McCormick – CAM, June Shea – Pool Committee, Al Beyer – BFC, Charles Glover – BFC & Tracey Casciano – Pool Committee

I. Call to Order – President Howard Kaufer, noting the presence of a quorum, called the meeting to order at 7:00 PM.

II. Approval of Minutes – Pat Ciarlo moved and Alan Sullivan seconded, “ The minutes of the October 11 meeting be approved, as amended.” **Motion Carried** **Vote 5-0-0**

III Financial Statements – Pat Ciarlo moved and Gary Saturen seconded, “The financial statements for September 2006 be accepted as presented.” **Motion Carried** **Vote 5-0-0**

IV. Resident Issues – None

V. Volunteer Party – Alan Sullivan moved, Gary Saturen seconded, “to approve \$1,000 for the volunteer appreciation party.” **Motion Carried** **Vote 6-0-0**

VI. Committee Reports and Actions –

A. ARB Minutes- The BOT accepted the ARB October 2 meeting minutes.

B. Giles Run Tot Lot replacement- Brian Riley moved, John Cewe seconded, “ to approve All Recreations proposal for the replacement of the Giles Run tot lot.” **Motion Carried** **Vote 6-0-0**

C. Chronicle Contract – Pat Ciarlo moved, Gary Saturen seconded, “to exercise the one year option on the Chronicle contract for 2007.” **Motion Carried** **Vote 6-0-0**

VII. 2007 Assessments - Alan Sullivan moved, John Cewe seconded, “Not to increase the Assessments for 2007 over the assessment level for 2006.” **Motion Carried** **Vote 5-1-0**

VIII. School Board Letter – The BOT approved the President to write a letter to the school board endorsing option 3 for the redistricting of school boundaries.

IX. Executive Session – Pat Ciarlo moved, John Cewe seconded, ““To move into executive session at 9:15 PM to discuss legal matters, contracts and ARB violations.” **Motion Carried** **Vote 6-0-0**

X. Open Session – The meeting reconvened in open session at 10:30 pm.

XI. Oak Chase Turf Damage – Gary Saturen moved, Brian Riley seconded, “ to request full restitution amount of \$4,712.37 as requested in its October 2, 2006 letter and approves management’s draft letter for mailing to the parents of the dirt bike riders.”

Motion Carried Vote 6-0-0

XII. Trustee Counseling – Alan Sullivan moved, John Cewe seconded, “The BOT President is to meet with and counsel a Trustee on behavior, deportment, and potential consequences.”

Motion Carried Vote 6-0-0

XIII. ARB Violations –

A. Pat Ciarlo moved, Alan Sullivan seconded, “ to charge 9602 Nuthatch Drive \$10 per day for architectural violations, per the ARB’s recommendation.” **Motion Carried Vote 5-0-1**

B. Alan Sullivan moved, John Cewe seconded, “to charge 8628 Larkview Lane \$10 per day for architectural violations, per the ARB’s recommendation.” **Motion Carried Vote 5-0-1**

C. Pat Ciarlo moved, John Cewe seconded, “to charge 8312 Holly Haven Lane \$10 per day for architectural violations, per the ARB’s recommendation.” **Motion Carried Vote 5-0-1**

D. Pat Ciarlo moved, Alan Sullivan seconded, “ to charge 8409 Cross Lake Drive \$10 per day for architectural violations, per the ARB’s recommendation.” **Motion Carried Vote 5-0-1**

XIV. Management RFP - The BOT decided to meet to discuss the Management RFPs on November 13 at the Community Center, beginning at 7:00 PM; and to interview on November 27 & 28.

Adjournment - The meeting was adjourned at 10:40 PM.

Respectfully Submitted

James McCormick
Recording Secretary.

CROSSPOINTE SWIM & RACQUET, INC.
BOARD OF TRUSTEES

Minutes of Meeting December 13, 2006

BOT Attendance: Howard Kaufer, Gary Saturen, Bob Stevens, Pat Ciarlo, Alan Sullivan, Brian Riley, John Cewe (arrived 7:12 pm) and Toni Bellissimo (arrived 8:05 pm).

Also in Attendance: Denise Maronski – CAM, Al Beyer – BFC, and Ken Richmond

I. Call to Order – President Howard Kaufer, noting the presence of a quorum, called the meeting to order at 7:02 PM.

II. Approval of Minutes – Gary Saturen moved and Bob Stevens seconded, “The minutes of the November 8, 2006 meeting be approved, as presented.” **Motion Carried Vote 6-0-0**

III. Financial Statements – Howard Kaufer moved and Bob Stevens seconded, “The financial statements for October 2006 be accepted as presented.” **Motion Carried Vote 6-0-0**

IV. Resident Issues – None

V. Ken Richmond gave an update on surrounding community news. Ken presented some traffic safety concerns regarding trucks entering and exiting the Vulcan quarry. Ken volunteered to draft a letter to the county zoning on this issue. Alan Sullivan moved and Gary Saturen seconded to authorize the BOT president to sign such a letter to zoning with copy to West Springfield Police District. **Motion Carried Vote 7-0-0**

VI. 2007 Budget – Brian Riley moved and Bob Stevens seconded to approve the 2007 Budget as further amended to include a figure of \$175,000 for the new management contract, to retain the \$8000 for Crosspointe Security Patrol and to delete the \$7000 for ARB part-time director.

VII. Tree Removal – Brian Riley moved and Bob Stevens seconded not to remove the trees on Copperleaf Lane as per existing tree removal policy. **Motion Carried Vote 7-0-0**

Brian moved and John seconded to have the dead tree removed at Wood Pointe Way once the property line is established. **Motion Carried Vote 7-0-0**

VIII. A. ARB Minutes- The BOT accepted the ARB November 6, 2006 meeting minutes.

B. Neighborhood Watch – Brian Riley moved and Howard Kaufer seconded to approve including \$8000 in the budget for a security firm to patrol Crosspointe after midnight (between 1:00 and 3:30 AM). Gary Saturen will work out all the details in a Request for Proposal (RFP). **Motion Carried Vote 8-0-0**

C. Pool Committee Shed Lighting – Gary Saturen moved and John Cewe seconded not to approve the proposal for the installation of lighting at the Glen Eagles shed. Alan Sullivan will talk to Kevin Swenson about alternate lighting. **Motion Carried Vote 8-0-0**

IX. Mount Vernon Council – Brian Riley moved and John Cewe seconded to ask Ken Richmond to act as Crosspointe representative until the vacancy is filled.

Motion Carried Vote 8-0-0

X. Resident's Letter – John Cewe volunteered to respond to a resident's e-mail regarding South County boundary issues.

XI. AAA Rate increase – Gary moved and John seconded for Howard Kaufer to draft a letter to AAA that the rate increase requested by AAA was not in accordance with contract terms.

Motion Carried Vote 8-0-0

XII. Bayberry Ridge tot lot damages – Alan Sullivan moved and Pat seconded to approve the proposal from S& S to repair the tot lot for \$1178.00

Motion Carried Vote 8-0-0

XIII. Executive Session – Bob Stevens moved and Toni Bellissimo seconded to move into executive session at 10:00 PM to discuss legal matters, late fee.” In open session, Pat Ciarlo moved and Brian seconded not to waive the late fee request.

Motion Carried Vote 8-0-0

XIV. Management contract -Bob moved and Brian seconded to excuse Denise Maronski at 10:15PM to further discuss new management contract. In open session, the Board voted 8-0 to have a subcommittee of the BOT president, BOT vice president, and Sharon Goodrich negotiate and conclude a contract for the management of the community.

XV. Adjournment – The meeting was adjourned at 10:45 PM.

Respectfully Submitted

Denise Maronski
Recording Secretary