

**CROSSPOINTE SWIM & RACQUET, INC.
MINUTES OF THE BOARD OF TRUSTEES MEETING
8275 Glen Eagles Lane
Fairfax Station, VA**

December 8, 2010

I. ATTENDEES:

Board Members Present: Howard Kaufer, President; Bob Klocek, Vice President; Brian Riley, Treasurer; John Cewe, Secretary; Pat Ciarlo, Trustee; Larry Rice, Trustee; Bruce Evjen, Trustee; and Rick Furiga, Trustee.

Board Members Absent: Stan Bozin, Trustee.

Others Present: Bob Schultz, Community Manager; and Billie Denbo, Recording Secretary.

II. CALL TO ORDER: Mr. Kaufer called the meeting to order at 7:00 p.m. noting the presence of a quorum.

III. APPROVAL OF MINUTES:

Minutes of November 10, 2010

By unanimous consent the Board of Trustees accepted the November 10, 2010, Crosspointe Swim & Racquet, Inc. Board of Trustees meeting minutes as amended.

IV. GUEST SPEAKER: Matt Stone, Nationwide Insurance, reviewed and discussed with the Board of Trustees and management the association's insurance policies and renewals. He explained the annual premiums for the insurance policies, the building limits and coverage for the Glen Eagles Lane and Oak Chase Circle community buildings, Workers Compensation, Crime-Employee coverage, and the fact that Nationwide is now rating Crosspointe as a Homeowners Association (HOA) and not a Swim Club.

ACTION: Mr. Stone will research the estimated value of the two buildings and provide the Board of Trustees with the information and the inspection details.

[Whereupon Mr. Evjen arrived at 7:04 p.m.]

[Whereupon Mr. Cewe arrived at 7:12 p.m.]

V. TREASURER'S REPORT: Mr. Riley reviewed and discussed with the Board of Trustees the financial statements ending October 31, 2010, to include the investments.

He discussed transferring funds from Smith Barney account to the Operating Account to cover the asphalt work completed at the Heron Pond.

By unanimous consent the Board of Trustees accepted the Crosspointe Swim & Racquet, Inc. financial statements ending October 31, 2010.

MOTION was made by Mr. Riley and seconded by Mr. Furiga to approve the transfer of funds from a Smith Barney Account to the Operating Account to cover the costs of the Heron Pond asphalt project. The motion passed unanimously (8-0-0).

VI. COMMITTEE REPORTS:

Open Space Committee

By unanimous consent the Board of Trustees accepted the November 3, 2010 Open Space Committee meeting minutes as submitted.

Neighborhood Watch Report

By unanimous consent the Board of Trustees accepted the December 7, 2010, Neighborhood Watch Report as submitted.

Mr. Rice reviewed the status of after-hours community patrols with the Board.

VII. UNFINISHED BUSINESS:

Pool Committee Guidelines – The Board of Trustees and management reviewed and discussed the revised Pool Committee Guidelines as submitted by Mr. Cewe. The BOT agreed on the revisions and agreed to send the revised document back to the Pool Committee for review and then return to the BOT for vote in January 2011.

2011 Annual Meeting and Election Committee – Mr. Schultz discussed the timeline for the 2011 Elections Committee, the Annual Meeting schedule, and guest invitees for the annual meeting.

VIII. NEW BUSINESS:

Insurance Renewal – The Board of Trustees and management reviewed and discussed the Nationwide Insurance premiums provided by Mr. Stone.

MOTION was made by Mr. Riley and seconded by Mr. Rice to accept the proposed insurance renewal costs and amounts as stated in the December 8, 2010 Nationwide Insurance Renewal Summary presented by Matt Stone. The motion passed unanimously (8-0-0).

Auditor Recommendation – Deferred Assessment Resolution – The Board of Trustees and management reviewed and discussed the letter from Goldklang Group recommending action for a deferred assessment resolution.

MOTION was made by Mr. Riley and seconded by Mr. Klocek to elect to apply all of the excess assessment income to the following year's assessments and that such final amount shall be at the Board of Trustees discretion. The motion passed unanimously (8-0-0).

Maximum Annual Assessment – The Board of Trustees and management reviewed and discussed the Administrative Resolution No. 2010-01, Maximum Annual General Assessment – FY2011.

MOTION was made by Mr. Riley and seconded by Mr. Klocek to adopt Administrative Resolution No. 2010-01, Maximum Annual General Assessment – FY2011 with the increase of 5%. The motion passed unanimously (8-0-0).

2011 Annual Volunteer Appreciation Party – Mr. Schultz discussed with the Board of Trustees setting a date for the 2011 Annual Volunteer Appreciation Party in February 2011.

Contracts, Maintenance, and Administrative Task Review – Mr. Shultz discussed his monthly report and updates with the Board of Trustees. He stated that the asphalt project at Heron Pond was completed today, the new AAA Trash & Recycling contract has not been received, the Professional Grounds contract has been signed and waiting on Mr. Kaufer's signature, and the Crystal Aquatics contract has been signed. Mr. Schultz informed the Board of Trustees that the Glen Eagles interior painting project will begin on Monday, December 13, 2010.

IX. EXECUTIVE SESSION:

The Board of Trustees, by unanimous consent, convened into Executive Session at 8:15 p.m. to discuss legal and contract matters and homeowner requests.

[Whereupon the Regular Session reconvened at 8:33 p.m.]

MOTION was made by Mr. Klocek and seconded by Mr. Riley to accept the final and executable agreement between Clearwire and Crosspointe Swim & Racquet, Inc., and to send agreement to Clearwire for signature with addendum and other applicable documents attached. The motion passed unanimously (8-0-0).

MOTION was made by Ms. Ciarlo and seconded by Mr. Figura to approve 8409 Crosslake Drive homeowner's request to remove all violation charges and late fees, and deny the homeowner's request to remove the collection fees charged to the


account, based on the homeowner's demonstrated efforts to follow the Architectural Review Board (ARB) standard. The motion passed unanimously (8-0-0).

X. ADJOURNMENT:

By unanimous consent the Board of Trustees adjourned the December 8, 2010, Crosspointe Swim & Racquet, Inc., meeting at 8:36 p.m.

Submitted by: Billie Denbo, Recording Secretary

Attested to:

 1/14/2011

John Cewe, Secretary