

**CROSSPOINTE SWIM & RACQUET, INC.  
MINUTES OF THE BOARD OF TRUSTEES MEETING**

**Zoom Meeting**

**July 8, 2020**

**I. ATTENDEES:**

Board Members Present: Howard Kaufer, President; Larry Rice, Vice President; Brian Riley, Treasurer; Patricia Ciarlo, Secretary; John Cewe, Trustee; Andrew Haskins, Trustee; Edward Mills, Trustee; Alan Sullivan, Trustee; and Hayden Shea, Trustee.

Others Present: Heather McDevitt, Community Manager, FirstService Residential (FSR); and Billie Kay Denbo, Recording Secretary, On the Record.

**II. CALL TO ORDER:** Mr. Kaufer called the July 8, 2020, Crosspointe Swim & Racquet, Inc. Board of Trustees (Board) meeting to order at 7:00 p.m., noting the presence of a quorum.

**III. RESIDENTS' TIME:**

Randy Cotten, Pool Committee Member – Mr. Cotten addressed the Board and discussed installing security cameras at the Oak Chase Pool. He discussed an internet based option for the security cameras.

Scott LeMay, Pool Committee Chair – Mr. LeMay addressed the Board and discussed opening of the pool for the 2020 season, the positive comments he has received from many residents, and opening the pool for more sessions. He discussed scheduling a special session for the recognition of the senior swimmers on July 31, 2020. Mr. LeMay discussed the Crystal Aquatics recommendation for a new hot water heater at the Glen Eagles pool house.

***MOTION was made by Mr. Sullivan and seconded by Mr. Cewe to approve a special pool session for the recognition of the senior swimmers at the Glen Eagles Pool on July 8, 2020. The motion passed unanimously (9-0-0).***

Mark Barbero, 8726 Cross Chase Circle – Mr. Barbero addressed the Board and discussed an ARB appeal in regards to a patio and walkway at his property.

**IV. SECRETARY'S REPORT**

**Minutes of June 10, 2020**

***By unanimous consent, the Crosspointe Swim & Racquet, Inc. Board of Trustees accepted the June 10, 2020, BOT Meeting minutes as amended.***

**V. FINANCIAL STATEMENTS:**

On the Record

The Board and management reviewed and discussed the financial statements for the period ending May 31, 2020, to include the income, expenses, and delinquencies. Mr. Cewe stated that the loss of income due to the COVID-19 restrictions in regards to the “Associate Members Income” in the budget is approximately \$70,000, and that next month’s financials will have a better idea of the budget because we will be at the half year mark.

***By unanimous consent, the Crosspointe Swim & Racquet, Inc. Board of Trustees accepted the May 31, 2020, Financial Statements as presented.***

**VI. COMMITTEE REPORTS:**

Tennis Committee:

The Board received the draft June 3, 2020, and June 29, 2020, Tennis Committee meetings minutes.

Social Committee:

The Board received the draft June 16, 2020, Social Committee meeting minutes.

Open Space Committee (OSC):

The Board received the approved June 17, 2020, Open Space Committee meeting minutes.

**VII. NEW BUSINESS:**

Pickle Ball – The Tennis Committee discussed permitting pickle ball at the Cross Chase Circle Multi-Purpose Court only.

***MOTION was made by Mr. Riley and seconded by Mr. Cewe to approve the Tennis Committee to develop a plan for pickleball playing at the Cross Chase Circle Multi-Purpose Court only. The motion passed unanimously (9-0-0).***

**VIII. OLD BUSINESS:**

Request to Study the Turtle Population at Heron Pond – The Board and management reviewed and discussed the email response from the community resident who requested permission to conduct a study of the turtle population at Heron Pond.

***MOTION was made by Mr. Shea and seconded by Mr. Sullivan to approve the resident request to conduct a study of the turtle population at Heron Pond with the study to be completed by September 30, 2020. The motion passed (8-1-0) with Mr. Rice opposing.***

**IX. NEW BUSINESS (continued):**

Tennis Committee’s Proposal to Permit Tennis Lessons at the Association’s Tennis Courts – The Board discussed the proposal submitted by the Tennis Committee to provide lessons at the Crosspointe tennis courts.

***MOTION was made by Mr. Shea and seconded by Mr. Haskins to approve the Tennis Committee's proposal to permit lessons at the Crosspointe tennis courts with the instructor and student being Crosspointe residents. The motion passed unanimously (9-0-0).***

Opening Other Common Area Recreational Facilities – The Board and management discussed re-opening the tot lots and community center.

***MOTION was made by Mr. Sullivan and seconded by Mr. Mills to reopen the tot lots with signage "Use at Your Own Risk". The motion failed (3-6-0) with Ms. Ciarlo, Mr. Haskins, Mr. Riley, Mr. Kaufer, Mr. Shea, and Mr. Sullivan opposing.***

Erosion Work at Heron Pond Contract Proposals – The Board reviewed and discussed the Open Space's request for approval of a contract proposal for erosion work around the Heron Pond.

***MOTION was made by Mr. Rice and seconded by Mr. Shea to approve the Open Space's request to approve the Professional Grounds contract proposal #44322, dated June 16, 2020, for erosion work around the Heron Pond, with the amount not to exceed \$13,000, and to be paid from the Open Space Other and Landscaping Erosion Control. The motion passed unanimously (9-0-0).***

Trail Work Contract Proposals – The Board reviewed and discussed the Open Space's request for approval of a contract proposal for the trail work at various locations.

***MOTION was made by Mr. Mills and seconded by Mr. Cewe to approve the Open Space's request to approve the ProPave contract proposal dated June 16, 2020, for asphalt work at Trails #4, #24, and #72, with the amount not to exceed \$32,500, and to be paid from Trail Maintenance. The motion passed unanimously (9-0-0).***

Oak Brook Lane Asphalt Trail to Remain – The Board reviewed and discussed the Open Space's request to not remove and approve to re-pave the Oak Brook Lane asphalt trail.

***MOTION was made by Mr. Mills and seconded by Mr. Cewe to approve the Open Space's request to approve the ProPave contract proposal to re-pave the trail at the end of Oak Brook Lane, \$3,600, and to be paid from the Trail Maintenance. The motion passed unanimously (9-0-0).***

**ACTON:** Management to research pursuing the homeowner that damaged the Oak Brook Lane trail to pay a portion of the costs to repair the trail.

Architectural Review Board (ARB) Standards Review for Section F "Barbecue Grills and Outdoor Fireplaces and Fire Pits – The Board reviewed and discussed the amended ARB Standards -Section F: "Barbecue Grills and Outdoor Fireplaces and Fire Pits.

***MOTION was made by Mr. Rice and seconded by Ms. Ciarlo to approve the amended ARB Standards - Section F "Barbecue Grills and Outdoor Fireplaces and Fire Pits" to include two***

*edits in Paragraph F, reverse Paragraphs B and C, and in Section 2,e replace “should” with “must”. The motion passed unanimously (9-0-0).*

Hot Water Heater at Glen Eagles Pool – The Board discussed replacing the hot water heater at the Glen Eagles pool house.

*MOTION was made by Mr. Sullivan and seconded by Mr. Mills to approve replacing the hot water heater at the Glen Eagles pool house with an 80-gallon hot water heater, with the costs not to exceed \$3,500. The motion passed unanimously (9-0-0).*

Chronicle Contract Renewal and Number of Issues Each Year – The Board and management discussed how many issues to produce of the Chronicle each year and the contract costs.

**ACTON:** The Communications Committee and management will research the costs and demand for more issues each year.

Management to add to the August 2020 Board meeting agenda.

Homeowner’s Request to Remove Trail #30 – The Board discussed the homeowner’s request to remove Trail #30 next to Peach Court. The Board agreed that the asphalt trail would not be removed.

Grounds and Landscaping Contract – Mr. Mills discussed with the Board the revisions proposed in the new Grounds and Landscaping contract to include “dead head” and “soil testing.”

**X. MANAGEMENT:**

Contracts, Maintenance, and Operations Review – Ms. McDevitt reviewed and discussed the July 2020, monthly report and updates with the Board.

**XI. EXECUTIVE SESSION:**

*MOTION was made by Mr. Cewe and seconded by Ms. Ciarlo to convene into Executive Session at 9:42 p.m. to discuss assessments, and legal matters. The motion passed unanimously (9-0-0).*

[Whereupon the Regular Session reconvened at 9:54p.m.]

*MOTION was made by Mr. Cewe and seconded by Ms. Ciarlo to deny the request submitted by C5-OAKC-8624-01 homeowner. The motion passed unanimously (9-0-0).*

*MOTION was made by Mr. Cewe and seconded by Ms. Ciarlo to deny the request submitted by C5-CROL-8621-01 homeowner. The motion passed unanimously (9-0-0).*

*MOTION was made by Mr. Cewe and seconded by Ms. Ciarlo to approve the homeowner’s appeal and overturn the ARB’s decision in regards to the patio that exists outside of the back*

*plane of the home at 8726 Cross Chase Circle. The motion passed (5-4-0) with Mr. Rice, Mr. Kaufer, Mr. Mills, and Ms. Ciarlo opposing.*

*MOTION was made by Mr. Sullivan, and seconded by Mr. Cewe to approve the homeowner's request to overturn the ARB's decision in regards to the side brick landing that is not 4 ft. from the side lot line. The motion failed (1-8-0) with Mr. Riley, Mr. Haskins, Mr. Sullivan, Mr. Rice, Mr. Kaufer, Mr. Mills, Mr. Cewe, and Ms. Ciarlo opposing.*

**XII. ADJOURNMENT:**

*MOTION was made by Mr. Haskins, and seconded by Ms. Ciarlo to adjourn the July 8, 2020 Crosspointe Swim & Racquet, Inc. Board of Trustees Meeting at 10:00 p.m. The motion passed unanimously (9-0-0).*

Submitted by: Billie Kay Denbo, Recording Secretary, On the Record

Attested to:   
Patricia Ciarlo, Secretary