

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

Zoom Meeting

December 9, 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; Hayden Shea, Trustee; and Alan Sullivan, 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 December 9, 2020, Crosspointe Swim & Racquet, Inc. Board of Trustees (Board) meeting to order at 7:00 p.m., noting the presence of a quorum.

III. NEW BUSINESS:

Shoppes at Lorton Valley – Ms. Elizabeth Baker, Mr. Peter Rinek, Mr. Will Johnson, and Mr. Jeff Rodgers, addressed the Board and discussed the new proposals/requests for the Shoppes at Lorton Valley. Ms. Baker stated that a drive-thru restaurant is being considered and a newly designed shopping center sign needs to be installed.

Items discussed in a presentation to the Board and items to be considered:

Original building with commitments was 1989

Proffers amendment request

Special exception request for a drive-thru restaurant

Hours of operation for a drive-thru (5 a.m. to 11 p.m.) seven days a week

Signage – increase height of current sign – permitted by zoning allowance

Zoning ordinance

Enter and Exit points for shopping center

IV. FINANCIAL STATEMENTS:

Mr. Riley reviewed and discussed with the Board and management the financial statements for the period ending September 30, 2020, and October 31, 2020, to include the income, expenses, and delinquencies.

By unanimous consent, the Crosspointe Swim & Racquet, Inc. Board of Trustees accepted the September 30, 2020, and October 31, 2020, Financial Statements as presented.

V. RESIDENTS' TIME:

On the Record

Robert Robertory – Mr. Robertory discussed with the Board the past and new ideas in regards to the Shoppes at Lorton Valley.

Diane Rumberger – Ms. Rumberger discussed with the Board the gate access at Halley Elementary.

[Mr. Riley left the meeting at 7:58 p.m.]

VI. SECRETARY'S REPORT

Minutes of November 11, 2020

By unanimous consent, the Crosspointe Swim & Racquet, Inc. Board of Trustees accepted the November 11, 2020, BOT Meeting minutes as amended.

Minutes of October 14, 2020

By unanimous consent, the Crosspointe Swim & Racquet, Inc. Board of Trustees accepted the October 14, 2020, BOT Meeting minutes as amended.

VII. COMMITTEE REPORTS:

Open Space Committee:

The Board received the draft October 21, 2020, Open Space Committee meeting minutes.

VIII. OLD BUSINESS:

FY2021 Common Driveway Assessment Increase - The Board and management reviewed and discussed the FY2021 Common Driveway Assessment Increase, Administrative Resolution #2020-03.

MOTION was made by Mr. Mills and seconded by Ms. Ciarlo to accept the proposed FY2021 Common Driveway Assessment Increase, Administrative Resolution #2020-03, with the increase of \$0.28 to \$0.31 per square foot, effective January 1, 2021. The motion passed unanimously (8-0-0).

IX. NEW BUSINESS:

Ratify Email Vote for USDA Beaver Removal Agreement

By unanimous consent, the Board ratified the November 26, 2020, email vote to approve the USDA APHIS WILDLIFE SERVICES Agreement for beaver removal at Heron Pond, with a cost of \$3,209, and for the term December 1, 2020 to March 31, 2021.

Grass to Forest Project Update and 2021 Plans – Mr. Shea addressed the Board and stated that the project/effort at the Woodren hills site was successful with 1/3 of the site planted with trees. He requested approval from the Board to move on to other sites identified in the project plans.

MOTION was made by Mr. Shea and seconded by Ms. Ciarlo to approve moving forward with the Grass to Forest site at Old Barrington Boulevard to Gauge Drive. The motion failed (4-4-0) with Mr. Rice, Mr. Kaufer, Mr. Sullivan, and Mr. Mills opposing.

MOTION was made by Mr. Shea and seconded by Ms. Ciarlo to approve moving forward with the Grass to Forest site at Silverbrook Road and Hooes Road (field by the little white house). The motion passed (7-1-0) with Mr. Rice opposing.

Review Proposals to Remove Large Open Space Trees – The Board reviewed and discussed the contract proposals submitted for removing large, dead trees from three open space areas.

MOTION was made by Mr. Shea and seconded by Mr. Sullivan to approve the Ross Tree Services contract proposal to remove several dead trees from the open space area at 8635 Cross Chase Circle for a cost of \$3,200; and approve the Twin Oak Tree Care contract proposals to remove one dead tree from the open space area behind 8528 Oak Pointe Way for a cost of \$3,000 and remove one large, dying tree from the open space area at 9123 Silver Pointe Way for a cost of \$1,900. The motion passed unanimously.

2021 Annual Meeting Updates – Ms. McDevitt informed the Board that the date for the 2021 Annual Meeting is Wednesday, March 24, 2021, with a backup date of Tuesday, March 30, 2021. She stated that Silverbrook Elementary School is not taking reservations at this time. The Board discussed scheduling a Zoom meeting and a location to count the ballots.

ACTION: The Board requested management to consult with legal counsel in regards to scheduling a Zoom meeting for the Association’s 2021 Annual Meeting.

ACTION: The Board requested management to send out an email blast in regards to submitting a “Statement of Intent to Run” for the 2021 Elections with a Nominations deadline of Tuesday, January 5, 2021, 4:30 p.m.

ACTION: The Board requested management to add “2021 Annual Meeting Invitees” to the January 2021 meeting agenda.

X. MANAGEMENT:

Contracts, Maintenance, and Operations Review – Ms. McDevitt reviewed and discussed the December 2020, monthly report, and updates with the Board. She also reviewed the 2021 meeting dates.

XI. EXECUTIVE SESSION:

MOTION was made by Mr. Sullivan and seconded by Mr. Mills to convene into Executive Session at 8:49 p.m. to discuss financial and legal matters. The motion passed unanimously (8-0-0).

[Whereupon the Regular Session reconvened at 9:12p.m.]

MOTION was made by Mr. Shea and seconded by Ms. Ciarlo to approve the waiver request submitted by Acct. #C5-SILW-9125-01 homeowner. The motion passed unanimously (8-0-0).

MOTION was made by Mr. Sullivan and seconded by Mr. Haskins to deny the waiver request submitted by Acct. #C5-CROC-8949-02 homeowner. The motion passed unanimously (8-0-0).

ACTION: The Board requested management to direct legal counsel to pursue researching the accounts related to the former homeowner of 8410 Copperleaf Drive.

ACTION: The Board requested management to request from legal counsel updates on C5-CROC-8931-01 and C5-OAKW-8529-01 accounts on the Collections Status Report Summary.

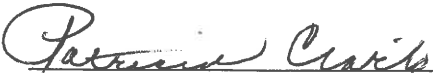
ACTION: The Board requested management to schedule the Board members legal training with legal counsel on December 17, 2020, at 7:00 p.m. and request the presentation several days in advance.

ACTION: The Board requested management to send a letter to Acct. #C5-OAKC-8514-03 homeowner to notify them that they must remove the items addressed in the ARB Appeal Case within 120 days from the date of the letter.

XII. ADJOURNMENT:

MOTION was made by Mr. Sullivan, and seconded by Mr. Mills to adjourn the December 9, 2020 Crosspointe Swim & Racquet, Inc. Board of Trustees Meeting at 9:20 p.m. The motion passed unanimously (8-0-0).

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

Attested to: 
Patricia Ciarlo, Secretary