

**The Crossings  
Home Owners Association Board Meeting  
January 13, 2009**

**Visitors**

Tracy Tom	Debbie Foust-McCallum	John Ingoglia
Cindy Sords	Mark Ewart	Mike Horton
Dave Willard	James Hyde	Jeff Frey
Tom Ingram	Marilyn Fitzgerald Hyde	

<b>Board Members</b>	<b>Attended Meeting:</b>	<b>Y</b>	<b>N</b>
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Toni Emehel – President / Social Liaison	X
Carolyn Spellman – Vice President, ARC Liaison	X
Diane Krebs - Secretary / Landscape Liaison	X
Val Clay, Jr. – Treasurer	X

**Meeting Agenda**

- Presentation from USA Pools and AquaTech pool Management companies
- Pool Committee invited to discuss Pool Opening 2009
- Six homeowner hearings for non-compliance and one to discuss an ARC request
- Open Q & A with homeowners

**Meeting Minutes**

**Board Actions**

- Both AquaTech and USA Pools, recommended by Hawthorne Management, presented at the Boards request to compare levels of service provided by Carolina Pool Management currently under contract. Both companies have 20+ years experience and specific concerns addressed were:
  1. Age/maturity of life guards
  2. Addressing the 2009 Virginia Graham Baker Act compliance before pool opening
  3. Clean up of facility
  4. Layers of management to address problems that come up

5. Add on of an eight month winter contract to include chlorinating and circulating the pools during non-use and clean tot pool to preserve new surface
  6. Discussed option to negotiate a weekly or bi-monthly cleaning service
- The Pool Committee was pleased to be included in the discussions and their input is considered and receptive to the BODs motion to combine the Pool and Social Committees as most activities occur at the pool.
  - The Committee commented that excess trash at the pool is a problem as the city up the two trash cans left at the curb is sporadic and the recycle bins or often bypassed. Suggestion was made to rent a dumpster during open pool months; however, the BOD is looking for a cost free solution.
    1. Checking with the Health Dept.
    2. Plan for disposal of accumulation of trash
    3. Plan for after season clean up

## **Other Business**

Two homeowners appeared for hearings that included parking of a box trailer on the premises and painting of the residence exterior.

A homeowner asked for an appearance before the Board to discuss the rejection of their ARC request to position their utility building not directly behind their residence due to a corner lot position in an effort to be considerate of neighbors. The Board explained that an exception would be unfair to all the other homeowners who for variance reasons wanted to position their utility buildings in other places. It would also further complicate the efforts of future Boards if an exception was made without a valid reason. Therefore, the Board did not overturn the original decision.

### Open Q&A with Homeowners:

- The only issue discussed was explanation of new teleconference meetings met with objection by one homeowner accusing the BOD of avoiding face to face meeting with the interested community. It was brought to the homeowner's attention that including him, three homeowners were present. The BOD explained that in accordance with the By Laws the BOD meets the requirement of quarterly meetings and the change could perhaps offer homeowners easier access to our meetings from the comfort of their homes.

## **Action Items**

- Pool Committee to submit follow ups to the BOD as outlined above
- Board to review presentations of pool management companies and make a decision if the community will be better served by a more pro-active provider, equally cost effective.

The Board's February 10th and March 10th meetings will take place via teleconference and is open to members of the association, connecting via the telephone and code numbers listed on our web site: [www.thecrossingshoa.com](http://www.thecrossingshoa.com)