

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
January 9, 2007

BOARD MEMBERS PRESENT:

- Greg Truba, VP; Larry Cimbalista, Treasurer; Karthik Srinivasan, Secretary; Rob Whetsel; Neil Manausa
- Staff Members: Dalia Martinez, Community Manager, PMP

CALL TO ORDER:

Greg Truba called the meeting to order at 7:03pm.

BOARD MEMBERS ABSENT:

Jim Alba (E)

GUEST/RESIDENT INPUT:

- Deputy Craig Schleiden gave a summary of the 27 calls to the sheriff's office for the month of December for the community. The clubhouse parking lot has been submitted as an area for the barrment program. For smaller areas in the community, Deputy Schleiden recommended signage that prohibits non-residents. Deputy Schleiden submitted a request to the County Transportation department to repaint the Gloucester Parkway crosswalk.

COMMITTEE REPORTS:

- **Architectural Review Board (ARB):** Adil Ocak said that there was one application submitted. The committee is reviewing the Architectural Guidelines. Dalia confirmed that she does check completed projects for compliance with residents' applications.
- **Communications Committee (CC):** Mark Wright sent out the newsletter.
- **Events Committee (EC):** Not present.
- **Neighborhood Watch Committee (NW):** George Clement has been working on getting the signage updated for the Neighborhood Watch program.
- **Open Space Committee (OSC):** The new playset will be installed at the Courts playground by spring. The committee is still awaiting a proposal from Beckstrom Electric for lighting. Valley Crest has not responded to Dalia's letter. Larry is working with Mark to correct some expenses that were billed to the wrong codes. Larry asked Dalia to adjust the OSC budget for \$9000 for January for the Blade Runners landscaping expense.
- **Pool Committee (PC):** Larry Cimbalista said there were no issues at this time.
- **Swim Team Committee (STC):** Rob Whetsel said the next meeting is scheduled for January 23.

APPROVAL OF MINUTES:

A MOTION was made by Rob Whetsel to accept the December 11th meeting minutes. Larry Cimbalista SECONDED the motion. Greg changed 'Renters' to 'Residents' in the third

sentence under 'Action Items'. The motion (BOT-0107A) was APPROVED (5-0-0). Dalia will email previous approved minutes to Mark Wright so he can update the web site.

ACTION ITEMS:

- Dalia reported that Ray Ceresa had approved Sally Gillette's Deed of Easement and the BOT has signed and returned it.
- Dalia has mailed out the Call for Nominations. Rob Whetsel noted that the letter should have stated that three seats would be open instead of two.

FINANCIAL REPORT:

- Larry Cimbalista said that the HOA will be \$10,000 under budget for the end of 2006. Larry is working with PMP to break out the single-family and townhouse reserves. Larry is setting up the Reserve accounts with Edward Jones, which will result in managing the accounts in a timely manner.
- Dalia will include the monthly Edward Jones account statements in the Financial Report each month.
- The Southern Electric bill for \$2284 was for the truck to repair the leaning light pole on Gloucester Parkway.
- A discussion was held about all of the lights being out on Gloucester Parkway and the possibility that they were not installed as three-phase.

NEW BUSINESS:

Neil Manausa made a MOTION to approve the Terms of Agreement for Non-profit Usage of the Clubhouse pending any BOT edits, on a trial basis of one calendar year, expiring December 31 2007. Rob Whetsel SECONDED the motion. Discussion was held about modifications to the agreement. Specific changes are: that it should state that the security deposit is refundable; that there is a yearly administrative fee of \$50; that the designated person must be responsible for picking up the clubhouse key; that if damages exceed \$300, the resident could be held responsible for damages; the applicant must provide a non-profit ID#; and that applications are subject to BOT approval. The motion (BOT-0107B) was APPROVED (5-0-0).

PENDING BUSINESS:

- Dalia is waiting on the traffic study of Susan Leslie Drive to be completed. The BOT plans to review and approve the recommendations at the February meeting and meet the deadline.
- Larry Cimbalista made a MOTION to approve Joyce Cimbalista as the Elections Committee Chairperson. Neil Manausa SECONDED the motion. The motion (BOT-0107C) was APPROVED (5-0-0).

ADJOURN:

The meeting was adjourned at 8:17pm in a MOTION made by Greg Truba.

Respectfully submitted,

Karthik Srinivasan, Secretary
Board of Trustees
Joyce L. Cimbalista, Recording Secretary
Courts & Ridges of Ashburn Association

Date