

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
January 14, 2008

BOARD MEMBERS PRESENT:

- Jim Alba, President; Greg Truba, V.P.; Larry Cimbalista, Treasurer; Karthik Srinivasan, Secretary; Mark Wright
- Staff Members: Audra Wallace, Community Manager, PMP

CALL TO ORDER:

Jim Alba called the meeting to order at 7:01pm.

BOARD MEMBERS ABSENT:

Matt LeClercq (E).

RESIDENT INPUT:

None.

COMMITTEE REPORTS:

Architectural Review Board (ARB): Adil Ocak said he had received an application for a concrete driveway and asked for the Board's opinion since single family home driveways are required to be black. The Board suggested the homeowner install a concrete driveway with a layer of black top over it. Driveway aprons must be white since they belong to VDOT. A discussion was held about whether ARB applications and approval are needed for improvements to common areas, such as the fence near the Walgreen's property. Larry Cimbalista said the issue needs more research, discussion, and input from Ed Thomas.

Communications Committee (CC): The next newsletter is due to go out mid-February. Matt LeClercq was chosen to write a BOT article. Audra will check with Ed to clarify whether the current Board members remain active until the March BOT meeting.

Events Committee (EC): Audra will contact Ruth Brunelli for outstanding receipts. Larry will email Aarin an update on the status of the Events Committee budget.

Open Space Committee (OSC): Russ Fuller will continue to review costs and alternatives for the dog station maintenance. He will look at station locations and suggest changes. Tennis court repairs depend on whether the pool drainage is working correctly. Tennis court locks are being left unlocked. Audra will send reminders to the residents who have requested the combination.

Pool Committee (PC): Greg Truba said PMP received four bids for the pool contract and the committee met with Continental Pools and US Aquatics on January 8th. Cost was reduced by changing the number of lifeguards from five to three or four and reducing hours. The Board discussed the bids and tasked Greg with contacting Continental to discuss the final price. Mark Wright made a MOTION to accept Continental Pool's contract for \$48,000 or less based on the discussion held. Karthik Srinivasan SECONDED the motion. The motion (BOT-0108A) was APPROVED (3-0-0, with Larry and Greg abstaining).

Swim Team Committee (STC): The Board discussed Jeff Eberhard's idea of displaying a sign on the pool fence facing Claiborne Parkway in an attempt to get more swim team families to buy pool memberships. Other alternatives were discussed such as advertising in other HOA newsletters and direct mailing communities without pools. Jeff explained that there will be a head coach, assistant coach, and a couple of higher paid junior coaches, thereby eliminating many of the younger coaches. Jeff mentioned the possibility of a fourth home meet. The Board said impact to the community and to pool hours would need to be considered.

Neighborhood Watch Committee (NW): Not present.

FINANCIAL REPORT:

- Larry Cimbalista said the high water and electricity bill was due to a quarterly payment schedule.
- The 2008 budget was discussed. Mark Wright explained that the community needs to be informed that cuts are being made and if they don't vote YES to the increase, more things will have to be cut next year.

Larry Cimbalista made a MOTION to add \$1450 into revenue to reflect the swim team pool usage fee, increase the cash carryover by \$2000 to \$27000, remove the pool opening party expense for \$500, remove the \$650 expense for the dumpster, reduce the Events budget by \$2000 to \$4000, add \$1000 to the water and sewer expense, and correct the Walgreens amount to \$14275. Greg Truba SECONDED the motion and the motion (BOT-0108B) was APPROVED (5-0-0).

A letter will be sent with the ballot mailing describing the budget cuts and the vote for the increase.

COMMITTEE MEETING DATES:

ARB - 2/13; Events – 3/11; OSC – 1/16; Pool – 2/5; STC – 1/22.

APPROVAL OF MINUTES:

A MOTION was made by Greg Truba to approve the November 12th minutes. Mark Wright SECONDED the motion. The motion (BOT-0108C) was APPROVED (4-0-0, with Karthik Srinivasan abstaining).

MANAGEMENT REPORT:

- Audra reported that the crack sealing was done and the clubhouse HVAC was serviced.
- Ed Thomas is working on a formula that will calculate Upshire's 50% share of the maintenance of Susan Leslie Drive. The Board wants a signed contract with Upshire Realty and their regular payments should go into townhouse reserves.
- Audra will schedule a hearing for 6:30pm February 11th.

PENDING BUSINESS:

- Jim Alba said Lori Waters' assistant reported that Peterson Companies was not likely to pursue the rezoning due to the slow-growth BOS now in place.
- Jim reported that VDOT is still working through issues on installing the light at Gloucester and Claiborne. Jim is also waiting on clarification of the status of the right-turn lane of Claiborne Parkway.
- Jim Alba said the Board members will need to decide who will represent our HOA at the next NAC (Neighborhood Advisory Council) meeting. The recent email from GSA was also discussed.

- Larry Cimbalista is working on updating the committee charters.

OTHER BUSINESS:

- Mark Wright made a MOTIOTN to re-affirm the Action Without a Meeting to elect Russell Fuller to the ARB. Larry Cimbalista SECONDED the motion. The motion (BOT-0108D) was APPROVED (5-0-0).
- Greg Truba made a MOTION to appoint the following HOA members to the Elections Committee: Nancy Ramsay, Janice Houck, Russell Fuller, Pat Augustine, and Joyce Cimbalista. Karthik Srinivasan SECONDED the motion. The motion (BOT-0108E) was APPROVED (5-0-0).
- Karthik Srinivasan made a MOTION to re-affirm the Action Without a Meeting to change the Special Assessment amount to \$5.00 per unit per month. Mark Wright SECONDED the motion. The motion (BOT-0108F) was APPROVED (5-0-0).
- Mark Wright led a discussion on the proposals for a fence to be located on HOA property between Walgreens and the tot lot and multi-purpose court. Mark Wright, Greg Truba, and Russ Fuller met previously and discussed the proposals. Their consensus was that a six foot coated chain link fence would be appropriate. The Board discussed the options for the fence along Susan Leslie Drive: four feet or six feet, aluminum or iron. The consensus was that a decorative six foot fence would be appropriate. Mark also discussed the idea of fencing an additional grassy area connected to the pool deck, however, there could be issues with county code. Mark will get new bids from the three companies.

EXECUTIVE SESSION:

At 9:30pm, Jim Alba made a MOTION to enter Executive Session for purposes of discussing delinquent accounts. Larry Cimbalista SECONDED the motion.
Executive Session ended at 9:43pm.

ADJOURN:

The meeting was adjourned at 9:43pm 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

