

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
January 12, 2009

BOARD MEMBERS PRESENT:

- Greg Truba, President; Karthik Srinivasan, V.P. and Secretary; Matt LeClercq, Treasurer
- Staff Members: Audra Wallace, Community Manager, PMP

CALL TO ORDER:

Greg Truba called the meeting to order at 7:10pm.

RESIDENT INPUT:

- Mark Byrn of Stubble Road came to the meeting to make sure that our community is aware of the construction that has begun for connecting Deerview Drive to Stubble Road. Mr. Byrn said he has met with Bruce Gould of the Peterson Company and he is following through on the by-right plan, but is still willing to revisit the rezoning plan. Mr. Byrn wants to cul-de-sac Stubble Road because he thinks people will use it as a convenient cut-through.
- Greg Truba said that the Courts and Ridges HOA is not interested in pursuing a high-density plan because of the traffic problems it would create.
- Beverly Kelley mentioned that at one time the possibility of creating an exit via the Belmont townhome community was discussed but the records from that Supervisors meeting were lost.
- Joyce Cimbalista expressed concern over whether the Deerview cul-de-sac would still be available for school bus turn-around during the construction period. The Board said to alert them if it becomes a problem.
- A resident of 43701 Deerview Drive asked if he could still park on Deerview once the roads are connected and the Board told him he would still be allowed to.

COMMITTEE REPORTS:

Architectural Review Board (ARB): Not present.

Communications Committee (CC): Greg Truba will write an article for the next newsletter.

Events Committee (EC): Aarin Wiltz said that the skating event was not as well attended and that next year she will schedule it after the Christmas break. Joyce Cimbalista is planning a Pet Show for the spring.

Open Space Committee (OSC): Russ Fuller said the crack in the asphalt path near the clubhouse can be smoothed. He has discussed with the landscaper about removing mulch and putting in compost. Not all mailbox units have covers. Solar lighting and unit relocation are two options for the mailbox unit for the Berry Homes. The Board asked Russ to present options so they can make a decision on the mailboxes. Russ asked about playground inspections since he had been told they weren't required in Virginia. Russ will look into 'at your own risk' signs.

Swim Team Committee (STC): Not present.

Pool Committee (PC): Greg Truba said he is working on letters to go out in March.

Neighborhood Watch Committee (NW): Not present.

UPCOMING MEETING DATES:

ARB 1/14; OSC 1/15; BOT – 2/9; Pool – none.

FINANCIALS:

Matt LeClercq reported that there is \$37,000 in assets and \$15,841 in liabilities. The year finished in good shape and dues are being raised for 2009.

GUEST:

Bill Mason of Segan, Mason, and Mason attended the meeting since the Board is considering changing law firms. Mr. Mason said his firm currently represents about 300 HOA's. Mr. Mason described his company, the types of situations they handle, and their approach to collecting assessments. He described his approach as aggressive yet flexible and explained the retainer and that it is a good choice for the first year since it includes three meetings and all phone calls.

APPROVAL OF MINUTES:

A MOTION was made by Greg Truba to approve the November 24, 2008 minutes. Karthik Srinivasan SECONDED the motion. The motion (BOT-0109A) was APPROVED (3-0-0).

ACTION ITEMS:

- Audra reported that she accepted a proposal to get the rotted wood on the corner of the clubhouse replaced and the work will be done when the weather is warmer.
- Audra is getting bids on the cracked asphalt path.
- ADS prefers that homeowners not paint their house numbers on the ADS toters.
- Audra does not yet have an answer on the question about capping the equalizers.
- Audra will contact Peterson Companies to find out the schedule for building the houses. She will find out if the building is being done in phases. Audra will work with the Communications Committee to get information about the development posted to the web site, including the letter that was received recently.
- The Board discussed the ADS proposal and decided to delay the decision for now since the current contract does not expire until December 2009. Audra will get more bids.
- Greg Truba will address soliciting in his article for the next newsletter.
- Matt LeClercq gave Audra instructions on the CD that expired in December. \$20K should remain in the account; half of the remainder should go into a 24-month CD, and half into a 48-month CD. If 48-month is not available, then 60-month is okay.
- For the next report, Audra will break out the townhome CD investments, noting details such as the expiration dates.
- Matt LeClercq made a MOTION to instruct PMP to change law firms to Segan, Mason, and Mason and opt for the retainer for the first year. Karthik Srinivasan SECONDED the motion. The motion (BOT-0109B) was APPROVED (3-0-0).

NEW BUSINESS:

Matt LeClercq mentioned that at least four street lights are out on Gloucester between Ashburn Road and Laurel Ridge, and also the light at the clubhouse and Susan Leslie Drive. Audra will check on those.

ADJOURN:

The meeting was adjourned at 9:54pm in a MOTION made by Matt LeClercq.

Respectfully submitted,

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

Date