

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
January 11, 2010

BOARD MEMBERS PRESENT:

- Karthik Srinivasan, President; Rob Altland, Treasurer; Greg Truba, Vice President
- Staff Members: Audra Wallace, Community Manager, PMP

CALL TO ORDER:

Karthik Srinivasan called the meeting to order at 7:01pm.

BOARD MEMBERS ABSENT:

Barbara Diaz, Secretary (Excused).

COMMITTEE REPORTS:

Architectural Review Board (ARB): Not present.

Communications Committee (CC): Joyce Cimbalista has added a dynamic area to the home page of the web site which will display current news items. Mark Wright said the Ashburn Ice House has renewed their advertising agreement. Joyce Cimbalista will add a news item about the Annual Meeting to the home page.

Events Committee (EC): Aarin Wiltz has resigned as chair and the committee currently does not have a chairperson.

Open Space Committee (OSC): Audra will email the other members of the committee to see if one of them is willing to replace Russ as the chair.

Swim Team Committee (STC): Not present.

Pool Committee (PC): Greg Truba is not holding meetings during the winter. Heat tape was applied to the pipes to prevent freezing this winter. Greg will soon take a survey of the chairs to see how many need repair.

Neighborhood Watch Committee (NW): Not present.

FINANCIALS:

Rob Altland reported that the HOA is in good condition financially.

MINUTES:

A MOTION was made by Rob Altland to approve the November 9, 2009 minutes. Karthik Srinivasan SECONDED the motion. The motion (BOT-0110A) was APPROVED (2-0-1, with Greg Truba abstaining since he was absent in November).

MEETING DATES:

ARB 01/13; BOT 02/08; Events 01/12; OSC 01/14; STC 01/26.

MANAGEMENT REPORT:

- Audra sent out the nomination forms for the Annual Meeting. Audra will check on the

terms for Greg and Karthik. Audra will mail the Notice, ballots, and proxies.

- Mark Wright and Rob Altland will contact residents to find out the builder of their homes and give the information to Audra. Audra is trying to get exterior paint color information from all of the builders.
- The Board discussed the complaint about the storm drain opening. Audra will check with the lawyer about the issue and will save a copy of the County's response and the lawyer's response for the records.

PENDING BUSINESS:

- Rob Altland made a MOTION to appoint Nancy Ramsey, Cheryl Whetsel, Joyce Cimbalista, Mark Wright, and Kelly Altland to the Elections Committee. Greg Truba SECONDED the motion. The motion (BOT-0110B) was APPROVED (3-0-0).
- Rob Altland made a MOTION to approve the 2010-2014 ADS recycling and trash removal contract. Greg Truba SECONDED the motion. The motion (BOT-0110C) was APPROVED (3-0-0).
- The Board discussed the three dead trees. Audra will contact the contractor who removed the dead trees from Raleigh Place and get an estimate and an idea of the priority of removal for each tree.
- The Board discussed the issue of the house with the mismatched downspout. Audra will perform another visual inspection to see if the situation has been corrected.
- Greg Truba made a MOTION to apply all of 2009's excess assessment income to 2010's assessments. Rob Altland SECONDED the motion. The motion (BOT-0110D) was APPROVED (3-0-0).

EXECUTIVE SESSION:

At 8:08pm, Karthik Srinivasan made a MOTION to enter Executive Session for the purpose of discussing delinquencies. Greg Truba SECONDED the motion.

Rob Altland made a MOTION to write off the pre- and post-bankruptcy debts on account #9394502 and account #3137961, and the pre-bankruptcy debt on account #1803890. Karthik Srinivasan SECONDED the motion. The motion (BOT-0110E) was APPROVED (2-1-0, with Greg Truba voting against).

Executive Session ended at 8:22pm.

ADJOURN:

The meeting was adjourned at 8:22pm in a MOTION made by Karthik Srinivasan.

Respectfully submitted,

Barbara Diaz, Secretary
Board of Trustees
Joyce L. Cimbalista, Recording Secretary
Courts & Ridges of Ashburn Association

Date