

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Annual Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
February 9, 2004

BOARD MEMBER ATTENDANCE:

- Kevin Kelley, President; Neil Manausa, V.P.; Chris Hundertmark, Treasurer; Walt Koehler, Secretary; Robert Whetsel; Jency Richards
- None absent.
- Staff Members: Liz Deapen, Community Manager, PMP; Ed Thomas, CEO, PMP

QUORUM CALL:

Walt Koehler stated that he had confirmed with the Elections Committee that quorum was established.

CALL TO ORDER:

Kevin Kelley called the meeting to order at 7:18p.m.

PROOF OF NOTICE OF MEETING:

Liz Deapen stated that mailings were sent out on December 9th, December 15th and January 17th.

APPROVAL OF MINUTES:

A MOTION was made by Carl Gunderson to approve the minutes from the February 15th 2003 Board meeting. The motion was SECONDED by Jeff Schneider. The motion (BOT-0209A) was APPROVED.

REPORTS OF OFFICERS:

The President and Treasurer provided reports.

COMMITTEE REPORTS:

The following committees provided oral reports: ARB, Events, Neighborhood Watch, Open Space, and Pool. See attached.

OLD BUSINESS/ NEW BUSINESS/RESIDENT INPUT:

In response to Lisa Smissen's question about parking, Kevin Kelley asked PMP to place this item on the next Board meeting agenda and will place an item on the web site.

In response to questions on shoveling snow on the Berry Home sidewalks, Walt Koehler said the issue can be discussed at the next Board meeting.

Patrick Wengeng asked what the procedure is to bring issues to the Board. Kevin Kelley stated that issues should be brought up during the Resident Forum and are then added to New Business if further discussion is needed. Walt Koehler recommended residents email issues to the Board via the community website or call our property manager and request that they be added to the next meeting agenda.

ELECTION OF TRUSTEES:

The Election Committee processed and counted the votes submitted for the annual election. There were some questions on election procedures that were followed by the candidates. Kevin Kelley reviewed the election procedures used and then stated he protests the election due to these procedures. He also stated he was removing himself from the election. The Board reviewed the election process per the Association Bylaws and could find no articles that were violated addressing these issues. Our property management company was asked to contact our Association lawyer and have him give a ruling on the procedures used to ensure that they abide by our current governing documents.

Next, the nominees were introduced and invited to speak briefly to the Association membership.

ANNOUNCEMENT OF ELECTION RESULTS:

Kevin Kelley announced the election results. The six nominees with the highest number of votes in no particular order were: Jim Alba, Dave Arundel, Walt Koehler, Matt LeClercq, Neil Manausa, and Mark Redd. These results will stand pending review by the Association attorney.

ADJOURNMENT:

The meeting was adjourned at 9:10pm in a MOTION made by Kelly Brynda.

Respectfully submitted,

Walter M. Koehler, Secretary
Board of Trustees
Courts & Ridges of Ashburn Association

Date