

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
February 13, 2006

BOARD MEMBERS PRESENT:

- Neil Manausa, President; Matt LeClercq, Treasurer; Mark Redd, Greg Truba, Jim Alba
- Staff Members: Andrea Brown, Community Manager, PMP; Ed Thomas, CEO, PMP

RESIDENT INPUT:

Mark Redd recommended offering newsletter space monthly to the developer of the commercial property. Matt LeClercq suggested an online forum topic about the commercial property. Michael McNamara congratulated the BOT on responsible handling of HOA finances. Neil Manausa thanked Ed Thomas for working with the BOT on the finances.

CALL TO ORDER:

Neil Manausa called the meeting to order at 8:18pm.

BOARD MEMBERS ABSENT:

- Walt Koehler, Secretary (E; proxy to Jim Alba)
- Dave Arundel, V.P. (U)

GUEST:

Dan McNiel expressed his interest in offering tennis lessons, summer camps and clinics to residents. Neil Manausa explained that the BOT does not endorse outside companies making use of the facilities for profit.

Mark Redd made a MOTION to allow Dan McNiel to approach residents via the newsletter and/or web site and at a later date respond to the BOT with an assessment of the amount of interest. Jim Alba SECONDED the motion. Discussion was that Dan could pay for a questionnaire to be distributed with the newsletter. The motion (BOT-0206B)* was APPROVED (4-1-0, Matt LeClercq voted No).

COMMITTEE REPORTS:

- **Architectural Review Board (ARB):** Not present.
- **Communications Committee (CC):** Nothing to add to the report given at Annual Meeting.
- **Events Committee (EC):** Not present.
- **Neighborhood Watch Committee (NWC):** Andrea Brown reported that two residents are interested in chairing, that she has put them in touch with Andy Adams, and will follow up.
- **Open Space Committee (OSC):** Not present.
- **Pool Committee (PC):** Not present.
- **Swim Team Committee (STC):** Cheryl Whetsel reported that she is putting together swim team paperwork and has sent copies of the proposed schedule to Larry Cimbalista. The next meeting is January 28th during which officers will be elected.

FINANCIAL REPORT:

- Matt LeClercq stated there were no unexpected expenditures.
- A discussion was held about delinquencies. Ed Thomas explained that five delinquencies make up the majority of the fees owed.

ANNOUNCEMENTS:

- Neil Manausa gave the following dates for committee meetings: ARB, February 8th; CC, not scheduled; EC, February 15th; OSC, February 15th; PC, February 7th; STC, February 28th.

APPROVAL OF MINUTES:

A MOTION was made by Jim Alba to accept the January minutes as submitted. The motion was SECONDED by Neil Manausa. The motion (BOT-0206C) was APPROVED (5-0-0).
 A MOTION was made by Jim Alba to accept the January 17th Special Meeting minutes as submitted. The motion was SECONDED by Neil Manausa. The motion (BOT-0206D) was APPROVED (5-0-0).

MANAGEMENT REPORT:

- Ed Thomas described a new thank-you letter procedure now in place to be used when violations are resolved.

OLD BUSINESS:

None.

ACTION ITEMS:

Ed Thomas is to purchase a lock box to store keys.

ADJOURN:

The meeting was adjourned at 9:00pm in a MOTION made by Mark Redd.

*Naming of the Motions in these minutes started at ‘B’ since motion ‘A’ was made at the February Annual Meeting.

Respectfully submitted,

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

Date