

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Annual Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
February 12, 2007

BOARD MEMBERS PRESENT:

- Jim Alba, President; Greg Truba, VP; Karthik Srinivasan, Secretary; Rob Whetsel; Neil Manausa
- Staff Members: Ed Thomas, CEO, PMP; Dalia Martinez, Community Manager, PMP

CALL TO ORDER:

Jim Alba called the meeting to order at 7:05pm.

BOARD MEMBERS ABSENT:

Larry Cimbalista (E).

QUORUM CALL:

Dalia Martinez verified that quorum was established.

PROOF OF NOTICE OF MEETING:

Dalia Martinez verified that the notice was mailed according to procedure.

APPROVAL OF ANNUAL MEETING MINUTES:

A MOTION was made by Neil Manausa to accept the February 13, 2006 Annual Meeting Minutes. Greg Truba SECONDED the motion. The motion (BOT-0207A) was APPROVED (5-0-0).

CALL FOR NOMINATIONS:

After allowing sufficient time for nominations from the floor, and after receiving none, Rob Whetsel made a MOTION to close nominations for 2007. Karthik Srinivasan SECONDED the motion. The motion (BOT-0207B) was APPROVED (5-0-0).

RESIDENT INPUT:

None.

COMMITTEE REPORTS:

- **Architectural Review Board (ARB):** There was no news to report.
- **Communications Committee (CC):** Mark Wright will send out the newsletter for printing on Wednesday. Mark thanked Chris Williams for her work on the community newsletters and thanked Joyce Cimbalista for helping maintain the community web site.
- **Events Committee (EC):** Not present.
- **Neighborhood Watch Committee (NW):** Not present.
- **Open Space Committee (OSC):** Rob Altland reviewed the list of projects completed in the past year. Rob asked for direction on how to proceed with the lighting proposals. Rob will

meet with Larry Cimbalista to discuss funding and then get back to the BOT. The three areas of priority for lighting are the clubhouse parking lot, the ground-level lights for the Ridges sign, and lighting for the Courts playground.

- **Pool Committee (PC):** Greg Truba reported that the committee reviewed the pool letters.
- **Swim Team Committee (STC):** Rob Whetsel said the newsletter article, dates, and registration information was complete and gave Dalia a flyer for distribution.

FINANCIAL REPORT:

Larry Cimbalista was not present to review the financials.

COMMITTEE MEETINGS:

ARB: 2/14; Events: 2/19; OSC: 2/21 at 6:30pm.

APPROVAL OF MINUTES:

A MOTION was made by Neil Manausa to accept the January 9, 2007 meeting minutes. Rob Whetsel SECONDED the motion. Karthik will prepare an article for the newsletter regarding non-profit use of the clubhouse. The motion (BOT-0207C) was APPROVED (4-0-1, with Jim Alba abstaining).

MANAGEMENT REPORT:

- Dalia said a check is expected tomorrow from Larry Leber.
- Dalia said she attempted to contact the company who performed the snow plowing to notify them that they failed to contact a BOT member before plowing as was stated in the contract. Dalia said she does not plan on paying the invoice for the plowing.

ELECTION OF TRUSTEES/ANNOUNCEMENT OF ELECTION RESULTS:

Jim Alba announced the election results. Matt LeClercq, Greg Truba, and Mark Wright were all elected to two-year terms. Jim expressed thanks to the new members and to Neil Manausa for his time and efforts serving on the Board for the past five years. Kym Smitham was thanked for her help as a member of the Elections Committee for processing the proxies and ballots.

PENDING BUSINESS:

Ed Thomas updated the BOT on the status of the traffic study on Susan Leslie Drive and will follow up to ensure the study is completed by the deadline. The BOT stated that they were notified that construction of the commercial property is to begin in two weeks.

NEW BUSINESS:

None.

ADJOURN:

The meeting was adjourned at 7:39pm in a MOTION made by Neil Manausa.

Respectfully submitted,

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

Date