

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Annual Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
February 9, 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 7:07pm.

PROOF OF NOTICE OF MEETING:

Audra Wallace verified that the notice was mailed according to procedure on January 9, 2009 along with the Petition of Candidacy.

GUESTS:

John McGranahan with Kincora was present to give an overview of what is being proposed for a privately financed project on a 400-acre property on the west side of Route 28 at Route 7 (www.kincora-va.com). A result of this project is that there will be a new way to access the mall without using Route 7 or Route 28. There will be office buildings, cafes, restaurants, residential (multi-family), and a minor league Stadium. There will be a hearing for a special exception for the stadium and rezoning applications for the residential usage. The project is not part of OneLoudoun. Bob Farren explained that the stadium will have 5500 permanent seats and 2500 moveable seats. Mike Scott and Dan Coughlan answered questions about traffic studies and commuter transportation.

APPROVAL OF ANNUAL MEETING MINUTES:

A MOTION was made by Matt LeClercq to approve the February 11, 2008 Annual Meeting Minutes. Karthik Srinivasan SECONDED the motion. The motion (BOT-0209A) was APPROVED (3-0-0).

REPORTS OF OFFICERS:

- Greg Truba reviewed the past year. The decorative fence was installed along the multi-purpose court on Susan Leslie Drive, the multi-purpose court and the tennis courts in the Ridges were re-surfaced, legal counsel was changed to a more aggressive law firm, and the Deerview Drive extension has begun.
- Matt LeClercq, who has been Treasurer for the past three out of five years, said the finances are in line with the Reserve studies and that some larger expenses are coming in the next few years, such as private road maintenance, tot lot repairs, pool repairs, and lighting. The biggest challenge for the budget has been trash collection due to the increasing landfill costs. Matt's goal has been to keep costs down.

COMMITTEE ANNUAL REPORTS:

- **Architectural Review Board (ARB):** Adil Ocak said that revising the Guidelines was their main focus this year. There are currently four members and another is about to join.
- **Communications Committee (CC):** Mark Wright said ad revenue covered costs this year. He thanked Chris Williams for her work on the community newsletters and thanked Joyce Cimbalista for helping move the community web site to a new host. Everyone thanked Mark for his work on the newsletter and improving communication in the community.
- **Events Committee (EC):** Aarin Wiltz said there had been six events in 2008. A Pet Show is being planned for the Spring.
- **Neighborhood Watch Committee (NW):** Not present.
- **Open Space Committee (OSC):** Russ Fuller said the committee has three members. Some of the projects that were completed in 2008 were dog station placement and maintenance, installation of tennis court locks, removal of dead trees, and enhanced shrubbery plantings.
- **Pool Committee (PC):** Greg Truba reported that 106 outside memberships were sold. Six umbrellas were purchased and pumps were repaired. By employing Continental Pools, \$15,000 was saved last year. The new pool management company for the coming year is U.S. Aquatics. The pool is due for resurfacing within the next 2-3 years.
- **Swim Team Committee (STC):** Rodger Williams said the swim team won the Championship again this past season. They are replacing the head coach and assistant coach. The plan is to maintain the same number of swimmers and balance of residents versus outside members.

NEW BUSINESS:

- Aarin Wiltz inquired about the Deerview Drive extension. Greg Truba said the plan is to proceed with the by-right development plan and that the Board supports the by-right plan. As far as concerns of traffic cutting through Stubble Road, the neighborhood had anticipated a high volume of cut-through traffic on Susan Leslie due to the Walgreens store but it has not been the case.
- A resident on Volley Terrace inquired about the reason for some light poles on her street being made of wood while the others in the community are metal. Audra will check into this.
- Russ Fuller addressed questions about the snow removal during the last snowfall. Russ explained that it was an unusual situation in that the snow turned to ice, the treatment was not helping and the ice could not be plowed.

QUORUM CALL:

Audra Wallace verified that quorum was established with 48 proxies.

ELECTION OF TRUSTEES/ANNOUNCEMENT OF ELECTION RESULTS:

Audra Wallace stated that since accepting nominations from the floor is prohibited by the By-laws and there have only been two self-nominations, the actual process of casting and counting ballots will not be required. Robert's Rules of Order allow for a Motion to approve the election of those duly nominated by acclamation.

Aarin Wiltz made a MOTION to approve Robert Altland and Greg Truba by acclamation. Vivek Patel SECONDED the motion. The motion (BOT-0209A) was APPROVED by a majority of those present.

ADJOURN:

The meeting was adjourned at 8:50pm in a MOTION made by Karthik Srinivasan.

Respectfully submitted,

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

Date