

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
February 16, 2010

BOARD MEMBERS PRESENT:

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

CALL TO ORDER:

Karthik Srinivasan called the meeting to order at 7:02pm.

COMMITTEE REPORTS:

Architectural Review Board (ARB): Not present.

Communications Committee (CC): Not present.

Events Committee (EC): Not present.

Open Space Committee (OSC): Not present.

Swim Team Committee (STC): Not present.

Pool Committee (PC): Greg Truba and Chip Oswalt reviewed the pool management contracts. This will be discussed later in the meeting.

Neighborhood Watch Committee (NW): Not present.

MINUTES:

A MOTION was made by Greg Truba to approve the January 11, 2010 minutes. Karthik Srinivasan SECONDED the motion. The motion (BOT-0210A) was APPROVED (3-0-1, with Barbara Diaz abstaining since she was absent in January).

MEETING DATES:

ARB 3/10; BOT-Annual Meeting 3/08.

Audra will send out a letter announcing the re-scheduling of the Annual Meeting. The Communications Committee should send a community email also.

MANAGEMENT REPORT:

- The attorney will be attending the Annual Meeting and plans to discuss the quorum required for Annual Meetings.
- A MOTION was made by Greg Truba to deny the appeal for violation #V03420090050 because the gutter and downspout don't match and need to match. Resident has sixty days to correct. Barbara Diaz SECONDED the motion. The motion (BOT-0210B) was APPROVED (4-0-0).
- Barbara Diaz stated that the lights on Portland Terrace are still out. Also the streetlight on Gloucester across from the clubhouse is out.
- Greg Truba said that he and Chip Oswalt reviewed the Pool Management proposals and recommend staying with US Aquatics. The Board reviewed and discussed the proposals.

A MOTION was made by Karthik Srinivasan to select the US Aquatics pool management contract for the 2010 season and not to exceed the quote of \$46,500. The Board directs Audra Wallace to negotiate with US Aquatics to lower the price. Rob Altland SECONDED the motion. The motion (BOT-0210C) was APPROVED (3-0-1, with Greg Truba abstaining).

- Audra Wallace will research to find out what other communities charge for outside pool memberships.
- A MOTION was made by Karthik Srinivasan to select Goldklang Cavanaugh & Associates' proposal for the 2009 and 2010 audits and tax preparation. Rob Altland SECONDED the motion. The motion (BOT-0210D) was APPROVED (4-0-0).
- The Board discussed the Condition Assessment and requested larger printouts of the tables so they may review them prior to meeting with the preparer.
- The Board discussed the proposals for white coating the pool. Audra will contact US Aquatics to find out who they subcontract to and the length of the warranty. Audra will also get one more bid for the white coating.
- Audra will contact ADS about the complaints received from residents about the delay in delivery of the new trash totes.

NEW BUSINESS:

The Board discussed the snow clearing and whether additional work was needed. Bus stops were cleared. The sidewalk to the pool entrance was shoveled instead of the sidewalk to the clubhouse. When the snow clears, fire hydrant locations can be added to the map. Clearing of the fire hydrants would be an extra cost.

ADJOURN:

The meeting was adjourned at 8:15pm 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