

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

**BOARD MEMBERS PRESENT:**

- Jim Alba, President; Greg Truba, VP; Larry Cimbalista, Treasurer; Karthik Srinivasan, Neil Manausa
- Staff Members: Andrea Brown, Community Manager, PMP

**RESIDENT INPUT:**

None.

**CALL TO ORDER:**

Neil Manausa called the meeting to order at 7:02pm.

**BOARD MEMBERS ABSENT:**

Rob Whetsel (E).

**GUESTS:**

Colleen Snow, Attorney with Cooley Godward, and Kevin Crown, Senior Planner with The Peterson Companies, were present to discuss their plans for developing a 20-acre lot on the south side of Stubble Road. A total of 81 (59 Townhouses/22 Single family) units are planned. The plan shows Deerview Drive being connected to Stubble Road. Kevin Crown said he is aware of transportation issues as a result of connecting Deerview Drive to Stubble Road. Kevin Crown explained that research was done with Lori Waters' staff to investigate other options, such as improving Stubble Road, connecting Stubble Road to Claiborne Parkway and exiting via the Toll Brothers' townhouse streets, but there were problems with each of those options. The Board unanimously stated that it is opposed to putting Deerview Drive through because of concerns for residents' safety when walking to the pool and at the bus stop due to higher traffic volume. Neil Manausa stated that the Board would be interested in having the new community join our HOA. Kevin Crown said he would keep the BOT updated on the progress of their plan.

**ELECTION OF OFFICERS:**

A vote was held for President and Jim Alba was nominated and selected. Greg Truba was nominated and elected as Vice President. Larry Cimbalista was nominated and elected as Treasurer and Karthik Srinivasan as Secretary. One seat remains to be appointed.

**COMMITTEE REPORTS:**

- **Architectural Review Board (ARB):** Adil Ocak reported that there was no quorum at the last meeting and volunteers are needed. Rob Altland indicated his interest in joining. Neil Manausa made a MOTION to appoint Rob Altland to the ARB immediately, pursuant to PMP confirming that he is in good standing. Larry Cimbalista SECONDED the motion.

The motion (BOT-0306A) was APPROVED (5-0-0).

Andrea Brown is to verify that Rob Altland is in good standing.

Karthik Srinivasan is to research whether ARB members are allowed to vote on their own applications.

- **Communications Committee (CC):** Mark Wright reported that the newsletter was distributed a little late and the deadline for the next issue is April 1. Mark requested one of the BOT members to write an article for the next issue.
- **Events Committee (EC):** Not present. Andrea is to find out who the chair is.
- **Neighborhood Watch Committee (NWC):** Andrea stated that she is waiting on materials from Andy Adams to provide to the residents interested in chairing the committee.
- **Open Space Committee (OSC):** Rob Altland reported that American Disposal has not been emptying the tot lot trash cans. Andrea is to get a quote from ADS on emptying the tot lot trash cans and compare that to the cost of having the handyman do it. In response to Rob's question, Andrea will contact Toll Brothers to see why there are stakes in the ground on the property near Claiborne Parkway and Gloucester Parkway. Rob said that Sally Gillette will be attending the OSC meeting Wednesday to discuss landscaping. The BOT suggested that the developer's funds be used to plant shrubbery around the edge of the pool area right away.
- **Pool Committee (PC):** Larry Cimbalista reported that the pool furniture arrived and that the flooring would be installed in late April. Splash is to open the pool next week. The pool letters are ready for mailing.
- **Swim Team Committee (STC):** Cheryl Whetsel reported that the committee held its' election and that she is the new chairperson. Cheryl distributed Parent Information, Background of ODSL, STC roster, and coach position descriptions to the BOT. Cheryl mentioned the possibility that the STC may request one additional meet for a six and under Championship. Rodger Williams distributed a revised budget with some changes but with income still equaling expenses. Andrea Brown is to contact Matt LeClercq to get a copy of the approved STC budget. Rodger's budget is based on 63 residents at \$85 (siblings \$80), 17 paid pool members at \$85 (siblings \$80) and 45 outside members at \$95 (siblings \$90). The STC asked for approval of the registration fees so they could get the letters mailed on March 20<sup>th</sup>.

Larry Cimbalista made a MOTION to accept only the proposed registration fees as detailed in Rodger Williams' budget and nothing else. Jim Alba SECONDED the motion. The motion (BOT-0306B) was APPROVED (5-0-0).

- **Welcoming Committee (WC):** Inactive.
- Andrea Brown is to change the meeting agenda to show Cheryl Whetsel as the STC chair and Robert Altland as the OSC chair.

### **FINANCIAL REPORT:**

- Andrea Brown reported the total in the operating account is \$23,393.75, total revenues \$431,427, and total delinquencies \$4475.65. Andrea Brown will check with Tina and Ray Ceresa about the three highest delinquencies to see where each is in the collection process. Andrea is to invite Ray Ceresa to the next BOT meeting so that he may meet the new BOT members. Andrea is to add the previous month's total delinquency amount to the report.

### **ANNOUNCEMENTS:**

- Jim Alba gave the following dates for committee meetings: ARB, March 8; CC, none scheduled for March; OSC, March 15; PC, April 4.

**APPROVAL OF MINUTES:**

A MOTION was made by Greg Truba to approve the February 13<sup>th</sup> minutes as printed. The motion was SECONDED by Neil Manausa. The motion (BOT-0306C) was APPROVED (5-0-0).

**ACTION ITEMS:**

- A discussion was held regarding the amount of the deductible in the Nationwide insurance policy that is up for renewal in June. Andrea Brown is to price out higher deductibles such as \$1000 and \$2000 and have the information for discussion at the April BOT meeting.
- The BOT confirmed that they support Andrea’s enforcement of the rules governing portable basketball hoops being placed and used in the street.

**EXECUTIVE SESSIONS:**

At 8:55pm, Neil Manausa made a MOTION to enter into Executive Session to discuss issues related to the new community. Larry Cimbalista SECONDED the motion.  
Executive Session ended at 9:08pm.

At 9:15pm, Neil Manausa made a MOTION to enter into Executive Session to discuss PMP/BOT communication. Larry Cimbalista SECONDED the motion.  
Executive Session ended at 9:24pm.

At 9:25pm, Greg Truba made a MOTION to enter into Executive Session to discuss Swim Team Committee changes. Larry Cimbalista SECONDED the motion.  
Executive Session ended at 9:30pm.

At 9:30pm, Jim Alba made a MOTION to enter into Executive Session to discuss HOA dues in relation to committee members. Neil Manausa SECONDED the motion.  
Executive Session ended at 9:33pm.

**ADJOURN:**

The meeting was adjourned at 9:35pm 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