

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
March 10, 2008

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 7:02pm.

RESIDENT INPUT:

None.

COMMITTEE REPORTS:

Architectural Review Board (ARB): Adil Ocak said they elected officers. Adil is chair, Russell Fuller is co-chair and Denise Hoffman is Secretary. There are four members. The ARB approved an application for a concrete driveway. After studying other neighborhoods they decided to start allowing concrete driveways. The Guidelines don't restrict the type of driveway. Greg asked Adil to look into the approval of a 12-foot front stoop on Advantage.

Communications Committee (CC): Not present.

Events Committee (EC): Not present.

Open Space Committee (OSC): After doing some research on locations, Russ Fuller said that the extra dog station will be installed on Laurel Ridge. Audra will find the quotes from several months ago that were received for tennis court repair. Russ checked the monkey bar height and mulch level under the monkey bars and found it to be adequate. Audra will email Jennifer Solomon to let her know the monkey bar height and mulch level was checked and that the equipment is not for younger children. Russ has been monitoring the service of the dog stations and found that they were not emptied today. Russ will continue to monitor. The community cleanup will be May 17th. Russ will put an article in the newsletter reminding residents to not allow their dogs on other residents' lawns.

Pool Committee (PC): Greg Truba said pool letters were sent out. Jeff and Greg discussed purchasing some new umbrellas. Pool hours and swim team practice and meet dates need to be posted on the community calendar. Audra sent letters to previous outside pool members and to 19 other HOAs about joining our pool. Audra will get a list of HOA contacts for Karthik.

Swim Team Committee (STC): Not present.

Neighborhood Watch Committee (NW): Not present.

COMMITTEE MEETING DATES:

ARB - 3/12; Events – 3/11; OSC – 3/13; Pool – 4/1; STC – 3/25; BOT – 4/14.

APPROVAL OF MINUTES:

A MOTION was made by Karthik Srinivasan to approve the February 11th minutes. Greg

Truba SECONDED the motion. The motion (BOT-0308A) was APPROVED (3-0-0).

MANAGEMENT REPORT:

- In regards to the residents' emails about street sweeping, Matt explained that sweeping is not cost-effective and that public streets would not be swept because they are maintained by VDOT.
- Audra will continue to monitor and tag the trucks with snow plows that are parked on Susan Leslie.
- Audra was able to determine that a refund check from Waste Management from two years ago belongs to Courts and Ridges.
- Russ Fuller will follow up on the storm water management pond question about whether it should drain completely within a certain time frame.
- The question about parking taxis on public streets within the community was answered in the lawyer's letter. The Board asked Audra to continue to work with the owner of the taxis and consider inviting both parties to the next meeting.

ACTION ITEMS:

Karthik Srinivasan made a MOTION to renew the maintenance plan agreement with ME Flow for \$180. Greg Truba SECONDED the motion. The motion (BOT-0308B) was APPROVED (3-0-0).

NEW BUSINESS:

Karthik Srinivasan made a MOTION to modify Article I of the ARB charter to say that if there are less than three members, then the Board may appoint a resident in good standing. Matt LeClercq SECONDED the motion. The motion (BOT-0308C) was APPROVED (3-0-0). Audra will make the change and inform Adil that it has been modified.

EXECUTIVE SESSION:

At 8:26pm, Karthik Srinivasan made a MOTION to enter Executive Session for purposes of discussing delinquent accounts. Greg Truba SECONDED the motion. Executive Session ended at 8:42pm.

FINANCIAL REPORT:

- The Board held a discussion on where to reflect the deposit of the \$6000 Waste Management check. Matt LeClercq will check with Larry Cimbalista, previous BOT Treasurer. Audra will get a recommendation from Ed Thomas. Audra will find out what the Emergency Contingency Reserve is for.
- Clubhouse expenses need to be monitored since no amounts were budgeted.

ADJOURN:

The meeting was adjourned at 8:59pm in a MOTION made by Greg Truba.

Respectfully submitted,

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

Date