

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
March 8, 2010

BOARD MEMBERS PRESENT:

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

CALL TO ORDER:

Greg Truba called the meeting to order at 8:02pm.

ANNOUNCEMENTS:

ARB 3/10; BOT- 4/12; Pool – 4/6.

MINUTES:

A MOTION was made by Rob Altland to approve the February 16, 2010 minutes. Barbara Diaz SECONDED the motion. The motion (BOT-0310B) was APPROVED (3-0-0).

ELECTION OF OFFICERS:

- Three residents expressed interested in being appointed to the Board: Kim Rosewall, of 43734 Cadbury Terrace; Peace Coyle, of 20363 Coldstream Terrace; and Richard Thetga, of 43820 Laurel Ridge. Karthik Srinivasan stated he would like to continue serving on the Board.
- Bill Mason advised that candidates are only appointed for one year, so Barbara Diaz would need to be reappointed.
- Rob Altland made a MOTION to appoint Kim Rosewall, Peace Coyle, Richard Thetga, Karthik Srinivasan, and Barbara Diaz to the Board of Trustees of the Courts and Ridges of Ashburn until the next election at the next Annual Meeting. Greg Truba SECONDED the motion. The motion (BOT-0310C) was APPROVED (2-0-0).
- Greg Truba stated his resignation from the Board of Trustees.
- Karen Farrell, of 53718 Middlebrook Terrace, stated her interest in serving on the Board.
- Rob Altland made a MOTION to appoint Karen Farrell to the Board of Trustees of the Courts and Ridges of Ashburn until the next election at the next Annual Meeting. Karthik Srinivasan SECONDED the motion. The motion (BOT-0310D) was APPROVED (6-0-0).
- Rob Altland made a MOTION to appoint Karthik Srinivasan as President, Barbara Diaz as Vice President, Rob Altland as Treasurer, and Peace Coyle as Secretary. Karthik Srinivasan SECONDED the motion. The motion (BOT-0310E) was APPROVED (7-0-0).

MANAGEMENT REPORT:

- Bill Mason said he would look further into the quorum requirement for the Annual Meeting and the requirement for ten signatures on the Petition of Candidacy. Bill also explained Abstracts of Judgment and how courts can be months behind on providing them.

- Rob Altland reviewed the responsibilities of Board members as far as regular attendance at the monthly Board meetings. Audra said she will send an email to the new Board members with additional information.
- Bill Mason addressed the Board's concern about a recent question about the extent of the HOA's responsibility to ensure that storm drains are safe. He advised that the HOA could make sure that there is adequate insurance coverage to protect against any accidents. Audra said she will check with the insurance company.
- The Board discussed options for handling the invoice for snow removal. Audra will check with other similar sized communities to see what their invoices were for comparison. Rob Altland's recommendation is to use funds from reserves allocated for asphalt repair and then townhouse reserves if needed. The funds could be repaid next year. Audra will ensure there is an agenda item for next month's meeting to discuss the level of snow removal service. Audra will include the snow removal contract in next month's packet.
- Greg Truba will review the white coat proposals for the pool.
- Rob Altland made a MOTION to approve reducing the outside pool membership fee to \$350. Richard Thetga SECONDED the motion. The motion (BOT-0310F) was APPROVED (7-0-0).

NEW BUSINESS:

- Audra will send a copy of the Open Space Committee charter to the Board.
- Richard Thetga said that the asphalt path and grass on the corner of Gloucester and Laurel Ridge was torn up from the snowplowing. Also, there is damage to the sod on the Gloucester Parkway median and one of the light poles has been hit and is leaning. Audra will contact VDOT.

ADJOURN:

The meeting was adjourned at 9:10pm in a MOTION made by Karthik Srinivasan.

Respectfully submitted,

Peace Coyle, Secretary
 Board of Trustees
 Joyce L. Cimbalista, Recording Secretary
 Courts & Ridges of Ashburn Association