

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
March 14, 2011

BOARD MEMBERS PRESENT:

- Karthik Srinivasan, President; Rob Altland, Treasurer; Adil Ocak, Member at Large
- Staff Members: Audra Wallace, Community Manager, PMP

CALL TO ORDER:

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

BOARD MEMBERS ABSENT/LATE:

Richard Thetga, VP (Excused); Karen Farrell, Secretary (Excused); Peace Coyle, Member at Large (Excused)

RESIDENT FORUM:

Denise Hoffman inquired about the truck/trailer filled with wood pallets that parks on Susan Leslie. Audra will tag the truck tomorrow and give the owner notice to move the truck out of the community.

COMMITTEE REPORTS:

Architectural Review Board (ARB): Denise Hoffman said they will be doing a walk-through of the neighborhood. Beth is typing the changes to the Guidelines. Rob suggested putting an article in the newsletter informing residents of the upcoming walk-through.

Communications Committee (CC): The newsletter has been sent out. Joyce Cimbalista said the forum has been removed from the web site.

Pool Committee (PC): Not present.

Open Space Committee (OSC): Rob said the committee didn't meet this month. Rob and Mark checked out the road cracks Richard mentioned and said they don't appear to be hazards at this time and they will perform a walk-through of the community in the spring and look at the condition of all of the streets. Mark said the two dead white oaks can be replaced in the fall. The dense area of trees at the corner of Ashburn Road and Gloucester has some leaning trees that need to be removed and two large oaks that need attention so they are kept healthy. Mark will remove the graffiti at the Susan Leslie tot lot.

Swim Team Committee (STC): Rodger Williams said the head coach has signed the contract and the assistant coaches will sign their contracts soon. The registration event is this Saturday. Rodger asked for and got approval for a one-time exception to change the requirement of resident/non-resident team members from 60/40 to 50/50 due to the high number of inquiries received from outside families. The Board granted the request on the condition that no residents are turned away from joining the team.

Events Committee (EC): Not active.

FINANCIALS:

Rob Altland stated that the financial reports look fine.

ANNOUNCEMENTS:

ARB 4/13; BOT 4/11; STC 3/16; OSC 4/4.

MINUTES:

A MOTION was made by Rob Altland to approve the February 14, 2011 minutes. Karthik Srinivasan SECONDED the motion. The motion (BOT-0311A) was APPROVED (3-0-0).

MANAGEMENT REPORT:

- Audra said that \$7,660 has been spent on snow removal for 2011 to date.
- Adil asked about removal of the sand that VDOT applied to the streets. The Board discussed the issue; however, there are not enough funds for sand cleanup this year.
- Audra will check with Toll Brothers on the issue of the sod and rocks on Claiborne.
- Audra will send information to Rob on how to contact VDOT so he can request that VDOT perform maintenance on the roads in the community. Karthik will contact Lori Waters.

ACTION ITEMS:

Rob Altland made a MOTION to move \$40,000 from the Association Common Area Money Market into a CD, leaving \$22,000 in that account for reserve expenses; move \$60,000 from the Association Townhouse Money Market into a CD, leaving that account with \$33,345 for reserve expenses; invest the full amount of the Common Area Reserve CD with National Bank of KC into an Edward Jones CD when it matures on 12/08/11; reinvest the full amount of the Townhouse Reserve CD with Washington Mutual into an Edward Jones CD when it matures on 8/15/2011; request the highest possible interest that provides an FDIC insured investment when we work with the Association's Edward Jones representative. Karthik Srinivasan SECONDED the motion. Karthik Srinivasan asked if \$33K was adequate and Rob said that after looking at projected expenses it is adequate and if funds are needed, the CD can be redeemed early. The motion (BOT-0311B) was APPROVED (3-0-0).

NEW BUSINESS:

- Audra will look into getting a new lock on the pump room door.
- Audra mentioned a resident's request for implementing a sticker/pass policy for parking on Sunset/Sprucegrove to help alleviate parking problems. The Board recommended that the residents attend a Board meeting so the issue can be discussed further.

EXECUTIVE SESSION:

At 7:45pm, Karthik Srinivasan made a MOTION to enter into Executive Session to discuss the delinquency report.

At 7:50pm, Executive Session was exited.

ADJOURN:

The meeting was adjourned at 7:50pm in a MOTION made by Karthik Srinivasan.

Respectfully submitted,

Karen Farrell, Secretary
Board of Trustees
Joyce L. Cimbalista, Recording Secretary
Courts & Ridges of Ashburn Association

Date