

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
April 11, 2005

BOARD MEMBERS PRESENT:

- Neil Manausa, President; Dave Arundel, V.P.; Matt LeClercq, Treasurer; Walt Koehler, Secretary; Mark Redd, Jim Alba, Greg Truba
- Staff Members: Liz Deapen, Community Manager, PMP

CALL TO ORDER:

Neil Manausa called the meeting to order at 7:05pm.

GUESTS:

- Delmas Hanley with S&N Communications discussed the placement of fiber optic cable in the Ridges. He will provide a “1-800” phone number and web site in the newsletter in case residents have questions or concerns.
- Bill Gary, area supervisor with Splash Aquatics, gave an update on pool repairs. Coping stones will be delivered Thursday and installed within one week by a contractor that they are confident will do a good job. With regards to re-circulating water for the pool slide, he stated that due to county code requiring re-circulated water to the pool be filtered, he will install a branch pipe off of the main pool return pipe. It will be buried along the fence line and then attach into the already existing supply pipe for the slide.

COMMITTEE REPORTS:

- **Pool Committee (PC):** Larry Cimbalista reported that a pizza party is planned for the pool opening. Pool registration letters have been sent. Larry will contact the Events Committee about running the 4th of July party. Liz Deapen will provide Larry with the approved line-item pool budget.
- **Architectural Review Board (ARB):** Rodger Williams placed an article in the newsletter requesting two volunteers as the ARB is down to its minimum number of members required to operate.
- **Open Space Committee (OSC):** Mark Wright stated that Bladerunners had completed mulching the common areas and is to begin mowing this week. Toll Brothers has not been responsive about the Claiborne walkway issue. Liz Deapen said that if the finished job did not meet county code / standards, then the county or VDOT may get involved and request Toll Brothers to correct it. She also confirmed that there is money available in the budget to proceed with ordering dumpsters for community cleanup.
- **Communications Committee (WC):** Mark Wright will send out the latest newsletter for Board review and then deliver it on Sunday to the Events Committee for distribution. He is also building a Swim Team Committee page for the community web site.
- **Neighborhood Watch (NW):** Andy Adams reported that due to outside issues, the Sheriff’s Department representative has not been responsive to the Neighborhood Watch

programs in general. Unfortunately, with this inactivity, our community input has decreased. Andy asked the Board's input for new ideas to renew community interest. Mark Redd suggested placing regular reminders in the newsletter and Neil Manausa suggested a sticker card system for children to use to become familiar with the MacGruff Houses.

ACTION ITEMS:

- Mark Redd made a MOTION that the BOT communicate their needs to the Swim Team Committee (STC) to assist them as a committee. A required list of items due by close of business on April 18th 2005 includes:
 1. a list of paid staff with names, including proof of insurance for current year
 2. a line item budget
 3. a final list of Swim Team members
 4. attendance at each BOT meeting

The motion was SECONDED by Jim Alba. Discussion was held. Dave Arundel offered to meet with Rick Tashjian to communicate the Board's requested list of items and due date. The motion (BOT-0405A) was APPROVED (6-1-0).

- The Board discussed the issue of the STC wanting to register a few more than 100 swimmers to anticipate some swimmers dropping out. Also, the STC minutes requested that the BOT recognize that the Minnows are not part of the 100 competing swimmers.
- Matt LeClerc made a MOTION to approve the Lightning Swim Team meet schedule as listed in the March 31st STC minutes, with Saturday meets having no impact on residents' times. Mark Redd SECONDED the motion and the motion (BOT-0405B) was APPROVED (7-0-0).
- Matt LeClerc made a MOTION to approve the Swim Team Committee nominations for officers as described in the Management Report section B1. Jim Alba SECONDED the motion and the motion (BOT-0405D) was APPROVED (7-0-0).

APPROVAL OF MINUTES:

A MOTION was made by Walt Koehler to accept the BOT meeting minutes from March 14, 2005 as amended. The motion was SECONDED by Dave Arundel. The motion (BOT-0405C) was APPROVED (6-0-1).

OLD BUSINESS:

- Liz Deapen reported that the Director of Land Development stated that the gap in the sidewalk being constructed by Equity Homes will be taken care of.
- Neither Liz Deapen nor Walt Koehler received replies from their follow-ups on the deck and patio zoning issue with Equity Homes. Both will continue to follow up.
- Liz Deapen is to send a letter to Stokely inquiring about a timeline for development of the commercial area.
- Liz Deapen will talk to Palmer Brothers about repairing and painting the mailbox kiosks.

ADJOURN:

The meeting was adjourned at 9:01pm in a MOTION made by Neil Manausa.

Respectfully submitted,

Walter M. Koehler, Secretary
Board of Trustees
Courts & Ridges of Ashburn Association

Date