

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
April 9, 2007

BOARD MEMBERS PRESENT:

- Jim Alba, President; Greg Truba, VP; Larry Cimbalista, Treasurer; Rob Whetsel; Mark Wright; Matt LeClercq
- Staff Members: Dalia Martinez, Community Manager, PMP

CALL TO ORDER:

Jim Alba called the meeting to order at 7:02pm.

BOARD MEMBERS ABSENT:

Karthik Srinivasan (E).

GUEST:

Deputy Andy Forsch reported that there were no unusual incidents this month. The Sheriff's office will continue to monitor vehicle speed on Gloucester. In response to Greg Truba's question, Deputy Forsch will look into whether parking is allowed on both sides of Championship Place.

COMMITTEE REPORTS:

- **Architectural Review Board (ARB):** Rob Altland reported that they have received three applications and that there are still four members on the ARB.
- **Communications Committee (CC):** Mark Wright said the newsletter will go out early next week. Matt LeClercq will write an article.
- **Events Committee (EC):** Not present.
- **Neighborhood Watch Committee (NW):** George Clement will be setting up the next committee meeting to be held in April. George will follow up on the suggestion to invite Deputy Forsch to the Spring Festival.
- **Open Space Committee (OSC):** Rob Altland said the playset installation will begin this week. Matt LeClercq will determine if the damaged trees are on HOA property. The BOT agreed to put off Ridges' tennis court re-surfacing until 2008. Discussion was held about closing the tennis courts during the winter. Discussion was held about the bid for street maintenance and that fixing the cracks may be all that's needed. Dalia is still waiting for two more bids for street repairs.
- **Pool Committee (PC):** Larry Cimbalista said that April's committee meeting has been re-scheduled for April 12th.
- **Swim Team Committee (STC):** Rob Whetsel said that a sub-committee has been set up to review applications. They are looking for a coach for afternoon practices. April 21st is the swimsuit-ordering event. Eighty-eight applications have been received so far.

APPROVAL OF MINUTES:

A MOTION was made by Matt LeClercq to accept the March 12th meeting minutes as amended. Larry Cimbalista SECONDED the motion. The motion (BOT-0407A) was APPROVED (6-0-0).

MANAGEMENT REPORT:

- Dalia Martinez has the new alarm for the clubhouse door and will have it installed this week.
- Dalia has started the spring inspections.
- Dalia reported that Horseman's shoveling rate is the same as Blade Runners. The general feeling of the Board was to change to Blade Runners next year.

PENDING BUSINESS:

- Larry Cimbalista reviewed the email from Ed Thomas explaining his view against using existing reserve funds for new projects such as the streetlights. A discussion was held about doing the lighting in stages. A priority would be to install lights to protect the investment in the new playground.
- Dalia Martinez will get two more bids for the lighting.

ACTION ITEMS:

- Matt LeClercq made a MOTION to paint the curbs on Sunset Terrace only (not Sprucegrove Square) according to the quote from American Striping. Larry Cimbalista SECONDED the motion. The motion (BOT-0407B) was APPROVED (6-0-0).
- Dalia Martinez will schedule American Striping to paint the curbs on Sunset Terrace.

FINANCIAL REPORT:

- Dalia Martinez brought the signature cards for the Edward Jones accounts.
- Larry Cimbalista explained that one investment firm will handle all of the accounts. There will be two accounts set up, one for townhouse reserves and one for common area reserves.
- Dalia will check into the \$985 expense for HOA fee payment coupons.
- Dalia will determine why clubhouse income does not show income from recent rentals.
- Dalia will look at the invoices for snow removal and break it down into common area shoveling and townhome snow removal. Dalia will create a new line item for townhome snow removal and correct the name of the townhome snow removal reserve line item.
- Dalia will check into the reason for negative amounts in the Aging Report.
- Mark Wright will find out the total income for newsletter advertising for the year to date.
- Larry urged the Board members to review the current monthly expenses and check for large variances.
- Dalia is to contact Neil Manausa about turning in the key.

COMMITTEE MEETING DATES:

ARB - 4/11; CC – no meeting this month; Events – 4/16; OSC – 4/18 at 6:30pm; Pool – 4/12.

NEW BUSINESS:

- A discussion was held about restricting access to the pool for residents who are behind on HOA dues. The Swim Team committee will check to ensure that their letter states that families may not join if they are behind on dues. The sub-committee should make sure that

applicants are current on HOA fees.

- Larry Cimbalista will review the pool application and letter to ensure that the instructions do not refer to a registration date for getting photos taken.
- A discussion was held about the email from Danny Davis regarding the Belmont Estates development application submitted by Peterson Companies. The general consensus was that since it's a by-right development, there is not much that the HOA can do to prevent it.

ADJOURN:

The meeting was adjourned at 8:43pm 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