

Approved MINUTES  
The Courts & Ridges of Ashburn HOA  
Board of Trustees Meeting  
20361 Susan Leslie Terrace  
Ashburn, VA 20147  
April 14, 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 7:05pm.

**RESIDENT INPUT:**

None.

**COMMITTEE REPORTS:**

**Architectural Review Board (ARB):** Russ Fuller gave an update and said the Guidelines are still being worked on.

**Events Committee (EC):** Aarin Wiltz said the Community Yard Sale will be May 10 from 8-12. There will be an ad in the Easterner. The Community Cleanup will be May 17. Flyers for both events will go out with the next newsletter.

**Open Space Committee (OSC):** Russ Fuller installed the seventh dog station. Two quotes for tennis court and basketball court repairs were discussed. Two more quotes are expected. Russ showed a diagram for landscaping around the Courts sign. Russ will need to prioritize projects and decide how to use the funds in the budget. Russ will check on the dead trees on Gloucester that Mark Wright mentioned. Russ asked Audra to contact the landscaping company to find out why the soil was not turned in some areas when the mulching was done. The Board discussed the pre-blasting inspection done prior to the Walgreens construction.

**Pool Committee (PC):** Greg Truba said that Chip Oswald attended the meeting and is interested in joining. Pool opening preparations are on schedule and repairs are being identified, such as replacing filters, fixing the baby pool drain problems and replacing missing tiles. Greg recommends doing the repairs as long as the estimates are reasonable. Jeff Eberhard will email information to Audra about purchasing \$80 of supplies for spill containment in the pump house.

**Swim Team Committee (STC):** Jeff Eberhard stated that there are 151 swimmers registered. A discussion was held about exceeding the limit of 150 swimmers. Jeff stated that one resident registered past the due date which caused them to go over the 150 limit. Greg stated that the resident should not have been allowed to register since registration is closed once the due date has passed.

**Communications Committee (CC):** Mark Wright has the rough draft of the next newsletter ready. Revenue is over projected amount so far this year. Mark explained that \$500 per year can be saved in web site hosting fees by changing to a new hosting provider that also offers more services. The new server will require that the 50-page web site be re-written and Mark recommends using Joyce Cimbalista for that task for a fee of \$360 Mark needs a \$99 software

upgrade for his computer to be able to maintain the new site. Mark will handle moving the forum to the new server. Both web sites may need to be running concurrently during the transition. After the re-write, Mark and Joyce will continue to volunteer to maintain it. Karthik Srinivasan made a MOTION to approve the Communications Committee's plan for hosting for \$65 per year, \$360 for Joyce Cimbalista to rewrite the web site and \$99 for the software upgrade for Mark. Greg Truba SECONDED the motion. The motion (BOT-0408A) was APPROVED (3-0-0).

**Neighborhood Watch Committee (NW):** Not present.

### **EXECUTIVE SESSION:**

At 8:05pm, Greg Truba made a motion to enter Executive Session for the purpose of discussion with Ray Ceresa, the HOA lawyer. Matt LeClercq SECONDED the motion.

Executive Session ended at 8:40pm.

### **APPROVAL OF MINUTES:**

A MOTION was made by Greg Truba to approve the March 10<sup>th</sup> minutes. Karthik Srinivasan SECONDED the motion. The motion (BOT-0408B) was APPROVED (3-0-0).

### **PENDING BUSINESS:**

- Audra will make sure to get an answer from Ed Thomas on how to calculate Larry Leber's share of the maintenance of Susan Leslie Drive. The Reserve Study does not show anything for Susan Leslie.
- Audra will determine whether the trash payments are being split out correctly.
- Audra will also check into the amounts shown per month for the landscaping payments.
- Audra will ensure that the fence installation is coded against the Walgreens line item.
- The Board would like Larry Cimbalista to go ahead and clarify the wording in the Guidelines about commercial vehicles.
- Audra will check to see if any violation letters were erroneously sent in regards to the Guidelines for storm doors.
- Audra will follow up on the debt collector letter and verify the listed checks.

### **NEW BUSINESS:**

- Karthik recommended that Mark Wright send out a community email reminding residents to keep their grass mowed.
- Audra will find out whether the entire violation process needs to be repeated when a resident has a repeat violation of failing to keep their grass mowed.
- Greg asked Audra to remind Ed Thomas to come up with a number for Larry Leber's maintenance of Susan Leslie.
- Audra found out that the Emergency Contingency Reserve is for true emergencies such as a tornado. It is not for unexpected or unbudgeted expenses.
- Greg will send a reminder email to the Swim Team Committee chair about their responsibility to inform the Board of any changes.

### **ADJOURN:**

The meeting was adjourned at 9:43pm in a MOTION made by Greg Truba.

Respectfully submitted,

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

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Date