

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
April 14, 2009

BOARD MEMBERS PRESENT:

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

CALL TO ORDER:

Greg Truba called the meeting to order at 7:03pm.

BOARD MEMBERS ABSENT:

Karthik Srinivasan, President (Excused).

RESIDENT INPUT:

A new resident, Neda Moyer, of Sunset Terrace, asked about the spotty condition of the common area grass and Greg explained that those should fill in as the grass recovers.

COMMITTEE REPORTS:

Architectural Review Board (ARB): Not present. Audra will email Denise Hoffman in regards to Barbara Diaz' question about the need for the Guidelines to address attached solar collectors.

Communications Committee (CC): Not present.

Events Committee (EC): Not present.

Open Space Committee (OSC): Russ Fuller explained that he did not find a dangerous situation or problem with fallen trees on Raleigh Place. Audra will determine if the fence is on common area and if the homeowner got approval for the fence. Audra emailed Bruce Gould about the Kenilworth Terrace street sign that is down but has not heard back. Russ said he can fix the sign. Russ will contact the County regarding maintenance of the drainage pond near Volley Terrace. BladeRunners will be replacing the dead holly bushes on Gloucester Parkway. Russ will contact BladeRunners about areas that were mowed that were not supposed to be and areas that were not mowed and should have been.

Swim Team Committee (STC): Not present.

Pool Committee (PC): Greg Truba said plumbing was damaged and he is working with both Continental Pools and US Aquatics to determine whether it was from improper winterizing.

Neighborhood Watch Committee (NW): Not present.

UPCOMING MEETING DATES:

ARB 5/13; BOT – 5/11; OSC – 5/14; Pool – 5/5; Events – 5/12; STC – 5/26.

FINANCIALS:

- Rob Altland will continue to look into what to do with the Money Market account. Audra will contact Ed Thomas for his opinion on whether to transfer the Money Market account.

- Audra will find out when another Reserve Study needs to be done.

APPROVAL OF MINUTES:

A MOTION was made by Rob Altland to approve the March 11, 2009 minutes. Greg Truba SECONDED the motion. The motion (BOT-0409A) was APPROVED (3-0-0).

MANAGEMENT REPORT:

- Audra will let the outside pool member know that only residents can rent the clubhouse.
- Southern Electric is looking for a replacement for the discontinued fixture for the light pole that is down at the corner of Gloucester and Claiborne Parkways.
- Audra will find out if the 18-gallon CSI recycle bins have lids.
- The Swim Team will be having four meets. Two of the meets are on Saturdays, and they end before the normal pool operating hours. Two meets are during pool hours which means the pool will be closed. Greg will publicize the closings.
- Ed Thomas will write a letter to the IRS regarding waiving the late fees and penalty for a payment that was supposed to be paid in September 2008. Audra will make sure the HOA is on track for payment of 2008 taxes.

ACTION ITEMS:

- Greg Truba made a MOTION to confirm the Action Without a Meeting of appointing Beth Sastre of 43712 Vineyard Place as a member of the ARB. Rob Altland SECONDED the motion. The motion (BOT-0409B) was APPROVED (3-0-0).
- Barbara Diaz made a MOTION to write off \$87 for account #34-230432. Rob Altland SECONDED the motion. The motion (BOT-0409C) was APPROVED (3-0-0).
- Audra will let US Aquatics know that they left the pump room unlocked.

ADJOURN:

The meeting was adjourned at 8:25pm in a MOTION made by Greg Truba.

Respectfully submitted,

Barbara Diaz, Secretary
Board of Trustees
Joyce L. Cimbalista, Recording Secretary
Courts & Ridges of Ashburn Association

Date