

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
April 12, 2010

BOARD MEMBERS PRESENT:

- Karthik Srinivasan, President; Barbara Diaz, Vice President; Rob Altland, Treasurer; Peace Coyle, Secretary; Kim Lan Rosewall, Member at Large; Richard Thetga, Member at Large
- Staff Members: Audra Wallace, Community Manager, PMP

CALL TO ORDER:

Karthik Srinivasan called the meeting to order at 7:01pm.

BOARD MEMBERS ABSENT:

Karen Farrell (Excused).

ANNOUNCEMENTS:

ARB 4/14; BOT 5/10; Pool 5/4; STC 4/27; OSC 5/3.

MINUTES:

- A MOTION was made by Rob Altland to approve the March 8, 2010 minutes with the addition of the word 'asphalt' to Richard Thetga's statement under New Business about the grass being torn up by the snowplowing Karthik Srinivasan SECONDED the motion. The motion (BOT-0410A) was APPROVED (6-0-0).
- Audra will check to see if VDOT took away the asphalt from the path.

COMMITTEE REPORTS:

Swim Team Committee (STC): Cindy Coggins reported that 129 swimmers have been registered and there are two sponsors. There are four home meets: 6/26, 6/30, 7/7, and 7/17. The evening meets will require that the pool close early at 5:30pm. Cindy will ensure signs are posted to notify the community. The Saturday meets are 8-11am. Cindy requested that the Board approve keeping the pool open after swim team practice from 11-12 Monday through Friday during July only. The Swim Team Committee will use committee funds to pay for two lifeguards. Rob Altland clarified that the \$920 cost for the lifeguards must be worked into the committee budget.

Karthik Srinivasan made a MOTION to authorize the Swim Team Committee and Pool Committee to allow the pool to remain open from 11am-12pm Monday through Friday for the month of July 2010 for the recreational use of any authorized pool members. The Swim Team Committee will coordinate directly with the pool management and lifeguards. The cost for lifeguards will come out of the Swim Team Committee budget. Barbara Diaz SECONDED the motion. The motion (BOT-0410B) was APPROVED (6-0-0).

Communications Committee (CC): Mark Wright said the newsletter is in production and should go out next week. There are a few new advertisers.

Open Space Committee (OSC): Mark Wright said there are a total of three members on the

committee: Marty Carpenter and Rob Altland. The meetings will be moved to the Monday prior to the BOT meetings. Mark heard from a few more residents who are interested in joining. The committee is meeting on the 24th to tour the area. Mark notified BladeRunners about the poor choice of placement of the mulch piles. Mark will check to see how much leaf compost was applied and find out what the agreement was regarding the compost depth.

Pool Committee (PC): Chip Oswalt met with Greg to discuss the pool. The pool is being cleaned. Audra said the Board plans to review the white coating proposals and make a decision. Chip will be checking the pool chairs to see how many need strap replacement or other repairs.

Architectural Review Board (ARB): Not present. Audra will check on the deadline for the situation with the mismatched downspout.

FINANCIALS:

Rob Altland said the financials look fine. Barbara inquired about the much higher amount for delinquencies and the fact that the numbers on the reports don't match. The Board discussed the possibility that the higher amount was due to the switch to the new bank. Audra will check with the Accounting department on these issues.

MANAGEMENT REPORT:

- The Open Space Committee agreed to plan a community cleanup.
- The Board discussed the three proposals for the white coating of the pool. Richard Thetga made a MOTION to accept Puritan's quote including the extra work for \$4,000 (white coating both pools, adding scratch coat, replacement of water line tiles and racing tiles, expansion joint and new coping on main pool, water line tile and coping stones for baby pool) for a total of \$57,175. Rob Altland SECONDED the motion. The motion (BOT-0410C) was APPROVED (6-0-0).
- The Board discussed how to split the snow removal cost between townhome and common area. Audra had found documentation that a 62/38 split had been used in the past to divide lighting cost. After reviewing a community diagram and further discussion the Board decided to use a 62/38 split (townhome/common area). Karthik Srinivasan made a MOTION to direct PMP to withdraw \$13,696 from townhouse reserves and \$8,903 from common area reserves to repay snow removal expenses incurred. Rob Altland SECONDED the motion. The motion (BOT-0410D) was APPROVED (6-0-0).
- Audra will contact the Open Space Committee and request that the snow removal contract be reviewed to provide recommendations on adding levels of service, what is covered, how to handle expenses next year, and ways to split snowplowing costs between townhome and common area. In response to Barbara's point about the need for townhome owners to be represented on the committee, community email and a newsletter article can be used to notify homeowners of the contract review so they can attend and give input.

NEW BUSINESS:

The Board discussed the request to hold a fundraiser/yard sale on the tennis courts in the common area. The Board decided to allow it as long as the resident cleans up afterward.

EXECUTIVE SESSION:

At 9:00pm, Karthik Srinivasan made a MOTION to enter Executive Session for the purpose of discussing delinquencies. Rob Altland SECONDED the motion.

ADJOURN:

The meeting was adjourned at 9:08pm in a MOTION made by Karthik Srinivasan.

Respectfully submitted,

Peace Coyle, Secretary

Board of Trustees

Joyce L. Cimbalista, Recording Secretary

Courts & Ridges of Ashburn Association