

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
May 14, 2007

BOARD MEMBERS PRESENT:

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

CALL TO ORDER:

Jim Alba called the meeting to order at 7:03pm.

RESIDENT INPUT:

The residents of 20270 Sprucegrove Square were present to discuss the denial of their ARB application for their shed. They stated that they thought the ARB Guidelines were being followed too strictly and that removable storage units should be allowed. Adil Ocak, chairman of the ARB was present and stated that according to the Guidelines the shed could not be approved. The Board recommended that the resident follow the appeal process with the ARB.

COMMITTEE REPORTS:

- **Architectural Review Board (ARB):** Adil Ocak reported that Rob Altland has resigned from the Board, and that Russ Fuller and Eric Amrhein are interested in joining. Adil stated that they reviewed 23 applications, of which $\frac{3}{4}$ were violation-related. The recommendation of quarterly inspections was discussed.
- **Communications Committee (CC):** Mark Wright said all was quiet and revenue from advertisers was in good shape.
- **Events Committee (EC):** Not present.
- **Neighborhood Watch Committee (NW):** Not present.
- **Open Space Committee (OSC):** Rob Altland said the dumpster will arrive on the 18th. The community cleanup will begin at 8am, with a table at both sides of the community. Mark Wright made a MOTION to increase the tot lot mulching expenditure from the landscaping by \$350 to \$850. Greg Truba SECONDED the motion. The BOT discussed that the depth of mulch would be two inches and would be done on all lots. The better grade of wood chips would bring the tot lots up to compliance. The yearly cost should be built into each year's budget. The motion (BOT-0507A) was APPROVED (7-0-0). Dalia will have the handyman repair the separated wood at the Sprucegrove tot lot. Dalia will make sure the trash can by the Ridges' tennis court is emptied. Larry Cimbalista made a MOTION to approve the BladeRunners snow removal contract for next season. Rob Whetsel SECONDED the motion. The motion (BOT-0507B) was APPROVED (7-0-0). Dalia will notify Ricky Horseman that their plowing services will not be needed.

- **Pool Committee (PC):** Larry Cimbalista said the inspection was done today and a small problem was detected with the water. There are no others issues. Sponsorship was obtained for the Pool Opening party and promotional cups have been ordered.
- **Swim Team Committee (STC):** Cheryl Whetsel and the new Treasurer, Jeff Eberhard, were present to discuss budget changes. Larry confirmed that when funds need to be spent that were not in the budget or expenses exceed the budgeted amount, the STC must notify the BOT. Cheryl explained that the committee wants to spend less on equipment and more on specialized coaching by adding more Junior coaches who are paid an hourly wage. Also more will be spent on the Assistant coach since Bev will not be at every practice. A Reserves line item was added for \$900.

Mark Wright made a MOTION that the Swim Team Committee be allowed up to a hard cap of 150 swimmers and 60 percent must be HOA residents or paid pool members, with 40 percent being non-residents. Karthik Srinivasan SECONDED the motion. The BOT discussed the issues involved with increasing the size of the team. The motion (BOT-0507C) was APPROVED (4-3-0, with Larry Cimbalista, Greg Truba, and Jim Alba voting No).

Larry Cimbalista recommended that Splash be contacted in order to negotiate the lifeguard expense and the schedule.

The STC should work out financial issues with Larry Cimbalista.

APPROVAL OF MINUTES:

A MOTION was made by Matt LeClerc to accept the April 9th meeting minutes as written. Mark Wright SECONDED the motion. The motion (BOT-0507D) was APPROVED (6-0-1, with Karthik Srinivasan abstaining).

MANAGEMENT REPORT:

- Ed Thomas explained that the negative amounts on the aging report are due to a software issue related to returned checks.
- Clubhouse rental income was corrected.
- Ed Thomas reported that PMP performed bank reconciliation starting in January and only a small amount remains unreconciled.
- The \$985 coupon expense is a \$2.50 charge per home for the coupon books for HOA fee payment. This is an annual fee. The coupon books were free the first year (2006).
- The renter has provided a copy of their one-day insurance for the clubhouse rental in June.

COMMITTEE MEETING DATES:

ARB - 6/13; Events – 5/21; OSC – 5/16 at 6:30pm; Pool – 6/5.

PENDING BUSINESS:

- The proposal for replacing the lighting for the Ridges sign was discussed. Matt LeClerc made a MOTION to have the replacement lighting installed at the existing location per Beckstrom's proposal for \$870 as a Reserve expense. Greg Truba SECONDED the motion. The BOT discussed the options for replacing the lights, and supported the recommendation to plant shrubs around it to discourage vandalism. The motion (BOT-0507E) was APPROVED (7-0-0).
Dalia will notify Beckstrom to replace the lighting.
Dalia will suggest to BladeRunners that they use a quote number on their proposals.
Ed Thomas read the wording for the change to the Clubhouse Rental Agreement regarding requiring one-day insurance for events where alcohol is being served. Ed Thomas will

check on the cost of one-day insurance for various limits and will email the BOT.

FINANCIAL REPORT:

- The \$2000 newsletter expense was for payment owed to the printer.
- Dalia will contact Splash to find out what the \$2055 pool repair was for.
- Dalia will split the townhome and single family trash collection expense.
- Dalia will ensure that flyer expenses are always taken out of the Events Committee budget.

NEW BUSINESS:

- Further discussion was held about ARB applications and the ARB Guidelines.
- The Open Space Committee will ensure there are funds in the budget for the additional landscaping services required for \$2497.
- A discussion was held about installing screening material around the pool fence to protect the pool and pool users from construction-related activity.
Dalia will contact Larry Leber and inquire about his willingness to install screening on their fence.

ADJOURN:

The meeting was adjourned at 10:00pm in a MOTION made by Mark Wright.

Respectfully submitted,

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

Date