

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
May 11, 2009

BOARD MEMBERS PRESENT:

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

CALL TO ORDER:

Karthik Srinivasan called the meeting to order at 7:02pm.

RESIDENT INPUT:

None

COMMITTEE REPORTS:

Architectural Review Board (ARB): Not present.

Communications Committee (CC): Mark Wright is getting prices on door hanger bags. Mark estimates 55-65% of the community is on the email distribution list. Greg will look into putting a sign-up list at the pool to collect email addresses.

Events Committee (EC): Aarin Wiltz said the Pet Show was fun for the small crowd that attended. The vendors, PetSmart, DogGoneNatural, and Ashburn Village Animal Hospital, were a hit and provided helpful information and give-a-ways. The Yard Sale was also good. The Community Cleanup is May 23 from 9:00-11:30am. Teen Pool Night was discussed. A small fee could be charged for those who attend.

Open Space Committee (OSC): Russ Fuller oversaw Meadows Farms' planting of 28 bushes on Gloucester. Russ is getting quotes on mailbox kiosk painting and repair. Aarin Wiltz suggested a Community Spruce-up versus a Cleanup since most of the trash has already been picked up. Russ will talk to BladeRunners about the grass around the SWMP near Flushing Meadows that was not mowed. Russ will continue trying to contact the County regarding maintenance of the drainage pond near Volley Terrace. Russ is getting quotes on solar lighting for the Berry Homes mailbox kiosk. Audra will check into the burned out light by the Ridges entrance sign. Russ will take a look at the leaning red trees on the corner of Gloucester that Barbara mentioned.

Swim Team Committee (STC): Not present.

Pool Committee (PC): Greg Truba did a walk-through and said everything has been repaired. The inspection is being scheduled. Greg will meet with US Aquatics on May 20th to review and prepare for the pool opening.

Neighborhood Watch Committee (NW): Not present. Greg said that the committee should send a representative to the BOT meetings or email the Board with updates if no one can attend.

UPCOMING MEETING DATES:

ARB 5/13; BOT – 6/8; OSC – 5/14; Pool – 6/2; Events – 5/12; STC – 5/26.

FINANCIALS:

Rob Altland inquired whether any correlation has been made between scheduled repairs and Reserves. Rob will contact previous treasurers Matt LeClercq and Larry Cimbalista to discuss further.

MANAGEMENT REPORT:

- The Board discussed the terms of the current Board members and whether the terms are still staggered.
- Russ will get back in touch with the resident on Raleigh Place who said that trees from the common area were falling into her fenced yard. Russ will find out if there was any damage to the fence and will find out more about the water problem the resident referred to.
- The Board agreed that when committees respond to emails from residents they should copy Audra so she can stay informed.
- The Board discussed the light pole that is down at the corner of Gloucester and Claiborne Parkways. Southern Electric can replace it for \$3082 or cap it for \$200. Audra will find out if the County has a standard that would prevent the removal of the pole. Audra will also find out whether insurance would cover the cost of repair. Audra will send a photo of the SunTrust Bank lot to the owner and ask that the lot be maintained. Barbara suggested that other styles of light poles should be investigated for a better price.
- Audra reported that 60 outside pool memberships have been purchased.
- Audra will remind the Swim Team Committee that they need to meet with US Aquatics regarding lifeguard hours.
- Ed Thomas wrote 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 look at the budget to see what expenses could be postponed should the penalty need to be paid. Audra will check with Ed to see what the chances are that the IRS will waive the fees and penalty. Audra will follow up on the letter to see what the decision is so that the Board may act promptly to avoid further penalty if needed.
- Audra will change the label of 'Delinquencies' to 'Accounts Receivable' on page 1 of the report to correctly identify the total.

ACTION ITEMS:

- Audra will get bids for the next Reserve Study.
- Audra will get back in touch with the resident on Volley Terrace who asked why there were wooden light poles in one area of the community while the rest had metal poles.

NEW BUSINESS:

The Board discussed the Loudoun County Countywide Transportation Plan. Karthik will be attending the County meeting to give HOA input.

ADJOURN:

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

Respectfully submitted,

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

Date