

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
May 10, 2010

BOARD MEMBERS PRESENT:

- Karthik Srinivasan, President; Barbara Diaz, Vice President; Peace Coyle, Secretary; Richard Thetga, Member at Large; Karen Farrell, Member at Large
- Staff Members: Audra Wallace, Community Manager, PMP

CALL TO ORDER:

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

BOARD MEMBERS ABSENT:

Rob Altland, Treasurer (Excused); Kim Lan Rosewall (Excused)

COMMITTEE REPORTS:

Swim Team Committee (STC): Not present.

Communications Committee (CC): Mark Wright said the newsletter was delivered.

Open Space Committee (OSC): Mark Wright said a walk-through of the community was done and quotes will be needed for work to be done in the fall, such as removal of dead trees and seeding over removed trees. Quotes were reviewed for the repairs to the tennis courts on the Courts side and the committee recommends Bishop's. The work to be done is mainly resurfacing and crack repair for \$10,730. There are some other items that need attention such as the tripping hazard near the entrance, the post footers and missing tensioning systems that would bring the total to about \$12,000.

Karthik Srinivasan made a MOTION to authorize the Open Space Committee to proceed with the resurfacing and additional repairs to the courts on the Courts side not to exceed \$12,000; the funds will come from Reserves. Richard Thetga SECONDED the motion. The motion (BOT-0510A) was APPROVED (5-0-0).

The community cleanup is May 22. Mark may need supplies. A new dog waste station is needed to replace an old one. Audra will get quotes on asphalt path repairs. Audra will try to locate a community map that shows the paths so it can be used to indicate where repairs are needed.

Barbara noted that the mulch that was just applied is already washing away. Mark said he talked to BladeRunners and that they did turn over the mulch. Terry said the composting mulch won't blow away like the regular mulch and that they plan to fill it in as needed. Part of the problem is that the areas have been over-mulched for years and the soil is very compacted. There was discussion that an amendment to the contract might be needed to address the mulching.

Barbara inquired about BladeRunners cleaning up the sand and that the sidewalks along Gloucester between Deerview and Claiborne are especially hazardous. Mark explained that sand cleanup is not in the contract. Audra will get a quote on the cost of cleaning up the sand. Mark said he could add sand cleanup to the list of tasks for the community cleanup.

Events Committee (EC): Mark said that the committee may need to spend up to \$50 for signs and ads for the yard sale. Jennifer Solomon and Margaret Black are coordinating the sale.

Pool Committee (PC): Chip Oswalt said the coping stones and tiles have been removed from the main pool. He set aside the chairs needing re-strapping and repair. The pool repairs should be completed by May 20th. Audra will keep tabs on the repairs and inspection to ensure the pool opens on time. Chip will check on the worn area of flooring in the women's restroom area. Greg and Chip will review the list of supplies that US Aquatics has recommended for purchase. Karthik Srinivasan made a MOTION to approve the use of \$1338 per proposal #702 to pay US Aquatics for supplies needed for safety and pool opening. Peace Coyle SECONDED the motion. The motion (BOT-0510B) was APPROVED (5-0-0).

Audra said it will cost between \$1300 and \$1400 for the extra lifeguard hours that the swim team committee requested at the last meeting. The Board reaffirmed that the swim team committee may proceed as long as the expense can be worked into their budget.

Architectural Review Board (ARB): Not present.

FINANCIALS:

Audra will check on the Reserve deposits for next month.

ANNOUNCEMENTS:

ARB 5/12; BOT 6/14; Pool 6/1; STC 5/25; OSC 6/7.

RESIDENT FORUM:

Arion Golmakani was present to discuss the dangerous situation with parked cars creating a bottlenecked and low visibility situation on the narrow street going into Sprucegrove Square. There is also a trailer with farm equipment that parks there. Audra will check on the commercial vehicle and take appropriate action, since it should not be parked on the private street. Audra will get a quote on painting the curb in that area. Mark will send a community email asking residents to refrain from parking there and that the curb will be painted and labeled as a 'No Parking' area.

MINUTES:

A MOTION was made by Karthik Srinivasan to approve the April 12, 2010 minutes. Richard Thetga SECONDED the motion. The motion (BOT-0510C) was APPROVED (5-0-0).

MANAGEMENT REPORT:

- Audra will email pictures of the SunTrust lot to the owner and request that they mow and maintain the landscaping regularly. Audra will consult the attorney to find out about having SunTrust sign an agreement to reimburse our HOA for mowing and maintenance.
- Audra said she will be sending out about 100 violation letters.
- A MOTION was made by Karthik Srinivasan to approve re-strapping and repair of the pool chairs for \$1919.40 by Criterion per estimate #2516. Richard Thetga SECONDED the motion. The motion (BOT-0510D) was APPROVED (5-0-0).
- A MOTION was made by Karthik Srinivasan to approve replacement of the coping stones, tiles, and white coating of the main pool by Puritan for \$54,775 with reference to the previous email approval on May 1, 2010. Barbara Diaz SECONDED the motion. The motion (BOT-0510E) was APPROVED (5-0-0).
- The Board discussed the leaning pole on Gloucester. Audra will contact the insurance company and explain that the cost may be higher than \$750 due to possible cement damage. Southern Electric will not know if the cost will exceed the estimate until they begin the

work.

- Audra will check the Reserve Study to see what the schedule is for light pole repair or replacement since Richard stated he has seen some rust and bubbling at the base of some light poles.

EXECUTIVE SESSION:

At 8:30pm, Karthik Srinivasan made a MOTION to enter Executive Session for the purpose of discussing the Debtor History report.

Executive Session ended at 8:38pm.

ADJOURN:

The meeting was adjourned at 8:40pm 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

Date