

Approved MINUTES  
The Courts & Ridges of Ashburn HOA  
Board of Trustees Meeting  
20361 Susan Leslie Terrace  
Ashburn, VA 20147  
May 9, 2011

**BOARD MEMBERS PRESENT:**

- Richard Thetga, VP; Karen Farrell, Secretary; Adil Ocak, Member at Large
- Staff Members: Audra Wallace, Community Manager, PMP

**CALL TO ORDER:**

Richard Thetga called the meeting to order at 7:04pm.

**BOARD MEMBERS ABSENT/LATE:**

Karthik Srinivasan, President (Excused); Rob Altland, Treasurer (Excused). Peace Coyle, Member at Large (Excused)

**COMMITTEE REPORTS:**

**Architectural Review Board (ARB):** Denise Hoffman said the first community walk-through will occur this month. They will be looking for violations and sending them to Audra.

**Communications Committee (CC):** Not present.

**Pool Committee (PC):** Chip Oswalt said the pool repairs have been completed. Starting Wednesday, the pool will be cleaned, chairs will be placed on the deck, and bathrooms will be cleaned. The inspection should be completed before the end of next week. Chip said there are two maintenance issues he's working on – the baby pool gate needs adjusting and the water fountain has low pressure.

**Open Space Committee (OSC):** Not present.

**Swim Team Committee (STC):** Cindy Coggins said that 131 swimmers are registered. Practices will start on May 31.

**Events Committee (EC):** Not active.

**FINANCIALS:**

Audra reviewed the financial status, giving the most recent totals for income and expenses.

**ANNOUNCEMENTS:**

ARB 5/11; BOT 6/13; STC 5/18; OSC 6/6; Pool 6/7.

**GUESTA:**

Bill Mason and Aimee Kessler from Segan, Mason & Mason, P.C. were present to review the Collection Summary 2011 report they prepared.

**EXECUTIVE SESSION:**

At 7:23pm, Richard Thetga made a MOTION to enter into Executive Session to discuss the Collection Summary 2011 report.

At 8:13pm, Executive Session was exited.

**MINUTES:**

A MOTION was made by Richard Thetga to approve the April 11, 2011 minutes. Adil Ocak SECONDED the motion. The motion (BOT-0511A) was APPROVED (3-0-0).

**NEW BUSINESS:**

- Audra said Loudoun Water was requesting a visit so they could talk about the rates and conservation. The Board requested that Audra invite Loudoun Water to an upcoming meeting.
- Audra said that Gold's Gym was interested in offering the residents a discounted rate depending on how many residents would participate. Audra will ask Gold's if they could provide an example of the discounted rates and will inquire with other local gyms about the same idea. Adil asked Audra to find out if Gold's could provide community volunteers with an even better rate.
- Audra just sent out violation letters in regards to grass needing to be cut.
- Richard asked Audra if she could look at the insurance coverage to be sure outside members are covered. Next year's application for outside members should include a hold harmless clause.
- Bishop's looked at the Courts tennis courts and found cracks, but they are all new cracks and not old cracks that had been repaired. The cost estimate is \$950 for mesh repair or \$950 + \$700 for armor crack repair.
- Richard said the barriers in the SunTrust lot had been knocked down again. Audra will contact the company and ask about putting No Parking signs in the lot.

**ADJOURN:**

The meeting was adjourned at 8:37pm in a MOTION made by Richard Thetga.

Respectfully submitted,

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Karen Farrell, Secretary  
Board of Trustees  
Joyce L. Cimbalista, Recording Secretary  
Courts & Ridges of Ashburn Association

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Date