

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
June 13, 2005

BOARD MEMBERS PRESENT:

- Neil Manausa, President; Dave Arundel, VP; Walt Koehler, Secretary; Jim Alba, Mark Redd, Greg Truba
- Staff Members: Liz Deapen, Community Manager, PMP

CALL TO ORDER:

Neil Manausa called the meeting to order at 7:00pm.

BOARD MEMBERS ABSENT:

Matt LeClercq (E).

GUESTS:

Mike Chajkowski from Splash Aquatics stated that the pool is in good shape for the season and foresees no long term repairs. Mike stated that the slide water is being returned at about 75% -- to achieve full return he would have had to tear up the deck to install a line. Larry Cimbalista will pursue replacing swim test patches with stickers on the ID card.

COMMITTEE REPORTS:

- **Architectural Review Board (ARB):** Rodger Williams will contact the Board by email in regards to approving two new ARB members. The ARB will be discussing a review of the Architectural Guidelines due to some issues that have arisen in the last few months.
- **Communications Committee (CC):** Mark Wright needs approval on the next newsletter by Wednesday. The Board approved separate advertising flyers being enclosed in newsletters. Mark will discuss further with Aarin Wiltz issues about funding the stuffing of separate flyers and delivery.
- **Pool Committee (PC):** Larry Cimbalista reported that the Pool Opening party was successful despite the rain and came in under budget. For next year's budget, Larry is getting bids on lighting for the pool area, replacing the pool house flooring with an anti-slip sealant and ordering more umbrellas and chairs.
- **Events Committee (EC):** Diana Wilkins stated there will be a Teen Pool Night Friday and an Ice Cream Social Saturday. Aarin Wiltz is chairing the July 4th event.
- **Open Space Committee (OSC):** Rob Altland reported that Blade Runners has chipped the tot lots and the OSC has fastened down the bike stands and installed new trash receptacles. The two Ridges dry ponds meet code, but the Courts one does not. The OSC will monitor the Kenilworth dry pond to see if it drains within 48 hours. Bladerunners has been instructed to mow the Kenilworth dry pond less often to try to encourage new growth. Liz Deapen recommended writing a newsletter article informing residents about the reason for mowing the pond less often. Mark will talk to Bladerunners to clarify what type of tree pruning is included in the contract.

Walt Koehler made a MOTION to authorize the OSC to reallocate funds within their budget as presented to the BOT to address items listed in their presentation. The motion was SECONDED by Jim Alba. The motion (BOT-0605A) was APPROVED (5-0-1), with Mark Redd abstaining.

- **Swim Team Committee (STC):** Kelly Brynda stated that a revised budget was submitted to Liz Deapen. Kelly added that there are 57 swimmers who are residents, 14 with an outside pool membership and 43 non-members. Kelly explained that the 'HOA increase usage payment' on the budget is the additional \$25 fee charged to non-members. Kelly stated that there is a \$10 second-child discount. Kelly Brynda explained that the STC will use about \$200 of the Harris Teeter donation to buy a banner. The banner will allow sponsor names to be removed or added. Kelly stated there are no end-of-season party expenses in the budget because the STC may have families bring their own food. Per Neil Manausa's suggestion, Kelly will ask Rick Tashjain about budgeting for food expenses. There is no date set for the next STC meeting. The STC is still looking for another assistant coach.

A MOTION was made by Greg Truba to approve the head coach, Beverly Kelley, and assistant coach, Kaeley Boyle, as stated. The motion was SECONDED by Mark Redd. The motion (BOT-0605B) was APPROVED (6-0-0).

APPROVAL OF MINUTES:

A MOTION was made by Mark Redd to approve the May 9th BOT meeting minutes as amended. The motion was SECONDED by Neil Manausa. The motion (BOT-0605C) was APPROVED (6-0-0).

A MOTION was made by Jim Alba to approve the May 26th Special Meeting minutes as submitted. The motion was SECONDED by Dave Arundel. The motion (BOT-0605D) was APPROVED (6-0-0).

ACTION ITEMS:

- Liz Deapen will review rules enforcement procedures to determine if there are other changes needed in addition to those about holding hearings and the fee schedule. The BOT will discuss further in July.
- The BOT agreed that committees should use common sense when using the reader board signs and that setting rules for usage is not necessary at this time.
- The BOT agreed to not allow rental of the pool for private functions.
- A MOTION was made by Jim Alba to amend the Clubhouse Rental Agreement to state that no cooking be allowed when renting the clubhouse. The motion was SECONDED by Mark Redd. The MOTION (BOT-0605E) was APPROVED (6-0-0).
- The BOT agreed that rules about committee spending are already in place.
- Walt Koehler will have a formal resolution in July for staggering election terms.

ADJOURN:

The meeting was adjourned at 9:00pm in a MOTION made by Neil Manausa.

Respectfully submitted,

Walter M. Koehler, Secretary
Board of Trustees
Courts & Ridges of Ashburn Association

Date