

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
June 8, 2009

BOARD MEMBERS PRESENT:

- Karthik Srinivasan, 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 7:13pm.

BOARD MEMBERS ABSENT:

Greg Truba, Vice President (Excused).

RESIDENT INPUT:

Nancy Ruttenberg said there are pool chairs that need straps and some of the lounge chairs are missing notches. Audra said Greg Truba is aware and is looking into having the chairs repaired.

COMMITTEE REPORTS:

Architectural Review Board (ARB): Not present. Audra said that Denise had contacted her and that all applications from last month were approved.

Communications Committee (CC): Mark Wright said the next newsletter is in progress. He needs an article from Greg and Russ.

Events Committee (EC): Not present.

Open Space Committee (OSC): Not present.

Swim Team Committee (STC): Nancy Ruttenberg said there are 127 swimmers registered. There will be three home meets, two of which are in the evening. Nancy has not received a proposal from pool management about lifeguard fees. The pool management company wants to charge for the additional ten minutes past pool closing time for cleanup after swim practices. The committee needs more sponsorship in order to meet objectives.

Pool Committee (PC): Not present.

Neighborhood Watch Committee (NW): Not present. Audra will ask Ingrida to send an email update if she is unable to attend a Board meeting.

UPCOMING MEETING DATES:

ARB 6/10; BOT – 7/13; OSC – 6/11; Pool – 7/7.

FINANCIALS:

The Board reviewed the Financial report.

MINUTES:

A MOTION was made by Rob Altland to approve the April 14, 2009 minutes. Barbara Diaz

SECONDED the motion. The motion (BOT-0609A) was APPROVED (2-0-1, with Karthik Srinivasan abstaining).

A MOTION was made by Karthik Srinivasan to approve the May 11, 2009 minutes. Rob Altland SECONDED the motion. The motion (BOT-0609B) was APPROVED (3-0-0).

MANAGEMENT REPORT:

- The Board discussed the email from a resident regarding an incident about placing bagged dog waste in community trash cans versus dog waste stations. Karthik said he had spoken to the resident and will also talk to the other resident involved.
- Audra will get back to the resident who inquired about installing speed bumps on Sunset Terrace and advise them to get other neighbors together on the issue and come to a Board meeting to discuss the issue.
- The Board discussed the trash pickup contracts. CSI can provide a 48-gallon wheeled recycle bin for all homes, a 65-gallon trash can for townhomes, and a 96-gallon can for single family homes.
- Barbara Diaz made a MOTION to repair the fabric on the Funbrella per the quote. Rob Altland SECONDED the motion. The motion (BOT-0609C) was APPROVED (3-0-0). Audra will find out the difference in price between replacing just the fabric versus replacing the entire umbrella and will let the Board know.
- Audra said that the pool manager noticed that a gasket in the deep end of the pool was leaking and that a few of the underwater lights were not working. He recommended these repairs be done after the pool season.
- Audra updated the Board on the issue with the broken pipes due to the pool not being properly winterized. CPI is preparing an official response.
- Audra will check with Ed Thomas regarding the tax penalty issue to see how long he recommends the Board should wait for a response from the IRS.
- A MOTION was made by Rob Altland to pay the \$500 deductible to Nationwide to replace the broken light post at the corner of Gloucester Parkway and Claiborne Parkway. Karthik Srinivasan SECONDED the motion. The motion (BOT-0609D) was APPROVED (3-0-0).
- Barbara Diaz said she saw four dead trees in the area behind the Ridges' sign. Barbara also saw a telephone box with exposed wires at the dead end of Portland Terrace near Claiborne Parkway. Audra will check into both issues.

EXECUTIVE SESSION:

At 8:38pm, Karthik Srinivasan made a MOTION to enter Executive Session to discuss delinquencies. Barbara Diaz SECONDED the motion.

A MOTION was made by Barbara Diaz to approve the lawyer's recommendation on account #34-9390902. Rob Altland SECONDED the motion. The motion (BOT-0609E) was APPROVED (3-0-0).

A MOTION was made by Barbara Diaz to accept the lawyer's recommendation to write off the account balance on account #34-2902840. Rob Altland SECONDED the motion. The motion (BOT-0609F) was APPROVED (3-0-0).

Executive Session ended at 9:02pm.

ADJOURN:

The meeting was adjourned at 9:03pm 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