

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
June 13, 2011

BOARD MEMBERS PRESENT:

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

CALL TO ORDER:

Karthik Srinivasan called the meeting to order at 7:05pm.

BOARD MEMBERS ABSENT/LATE:

Rob Altland, Treasurer (Excused). Peace Coyle, Member at Large (Excused)

COMMITTEE REPORTS:

Architectural Review Board (ARB): Joni Isner, who was elected as the chair last week, was present. She said the latest applications were all approved. The ARB did a drive-through of the first section of homes, noting any violations. Joni recommends the Board consider adding an annual walk-through to the management contract.

Communications Committee (CC): Not present.

Pool Committee (PC): Audra said several issues will be discussed when she meets with U.S. Aquatics, including stains on the bottom of the pool, lack of supplies on opening weekend, and bathroom cleanliness. Karen mentioned that one of the baby pool drains is loose, and plastic chips from the lane lines were noticed on the deck. Rodger asked Audra to check into a low place under the fence near the grassy area. Audra will find out about getting a one-time pest control treatment for the spider mites in the pool building and ants in the clubhouse.

Open Space Committee (OSC): Not present.

Swim Team Committee (STC): Rodger Williams said that the time trials were held Saturday. There are now 144 swimmers registered. Sponsorship was higher than expected at \$1900. The first meet is next Saturday at Potomac Crossing. Rodger said the league insurance certificate was received, Audra has the W-9's and he emailed the contracts to Audra. Audra will check to see if she received that email.

Events Committee (EC): Not active.

ANNOUNCEMENTS:

ARB 7/13; BOT 7/11; STC 7/20; OSC 7/4 (needs to be changed); Pool 7/5.

MINUTES:

A MOTION was made by Karthik Srinivasan to approve the May 9, 2011 minutes. Richard Thetga SECONDED the motion. The motion (BOT-0611A) was APPROVED (3-0-1, with Karthik Srinivasan abstaining since he was absent at that meeting).

MANAGEMENT REPORT:

- Audra will invite Loudoun Water to the July meeting.
- Audra will call and email VDOT to request they come and inspect the cracks in the streets.
- Richard mentioned that he saw lots of houses nearby that are placing trash out in plastic bags and not using trash bins.
- Audra mentioned that a bulk head assembly in the pump room had to be replaced.
- A MOTION was made by Karthik Srinivasan to approve the replacement of the water fountain at the pool for \$580, using Reserve funds. Richard Thetga SECONDED the motion. The motion (BOT-0611B) was APPROVED (4-0-0).
- Audra will look into treatment of some of the higher traffic grassy areas to protect against ticks.
- Audra will discuss with U.S. Aquatics having the lifeguards check the list of residents who are not allowed usage of the pool when residents are signing in.

PENDING BUSINESS:

- Audra will follow up with VDOT on the additional drainage area that Mark mentioned needs attention where they were recently working to improve drainage down the hill by Claiborne.
- Audra will contact Mark about adding a note to the newsletter about Loudoun Water attending the Board meeting in July.
- Audra will check with the insurance company to ensure that outside members are covered.

ACTION ITEMS:

- The Board discussed the cost for the replacement of the clubhouse thermostat and the need to have the current HVAC company on the contact list for emergency calls. Audra will check with M.E. Flow to compare costs and will find out about having PMP make up the difference if their quote is lower.
- Karthik asked Audra to create a checkpoint report on the status of the budget.

ADJOURN:

The meeting was adjourned at 8:10pm in a MOTION made by Karthik Srinivasan.

Respectfully submitted,

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

Date