

Approved MINUTES  
The Courts & Ridges of Ashburn HOA  
Board of Trustees Meeting  
20361 Susan Leslie Terrace  
Ashburn, VA 20147  
July 13, 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 7:01pm.

**BOARD MEMBERS ABSENT:**

Greg Truba, Vice President (Excused).

**RESIDENT INPUT:**

Nancy Ruttenberg asked about the status of repairing some pool chairs and lounge chairs. Karthik said Greg Truba assessed the chairs and Audra is getting quotes on repair. Audra will find out whether stained chair straps can be cleaned and will continue getting more quotes.

**COMMITTEE REPORTS:**

**Architectural Review Board (ARB):** Not present. Audra said there were no applications to approve at the last meeting.

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

**Events Committee (EC):** Aarin Wiltz said the Teen Pool Night went well and the Ice Cream Social had low attendance most likely due to the holiday falling on the weekend.

**Open Space Committee (OSC):** Russ Fuller is moving Thursday's OSC meeting to Monday. Russ said he has received complaints that dog waste bags are being tossed into storm drains and left on common area instead of being disposed of in the dog waste stations. Audra will check with other HOA's to find out if they have rules against disposing of dog waste in common area trash bins, and will find out how they dispose of the waste in the dog waste stations. Audra will find out if the trash pickup company will empty the dog waste stations.

Russ said that lighting will be installed at the mailbox kiosk for the Berry Home section before the end of July.

Russ is getting estimates on repairing the seven mailbox kiosks and the entrance signs.

Audra will get three bids on landscaping contracts based on the current contract.

**Swim Team Committee (STC):** Nancy Ruttenberg said the team is undefeated and that the new coach is doing a great job. The committee is short by about \$1200 on sponsorship.

Saturday July 25th will be the end-of-year party, which will be potluck. Nancy will coordinate with US Aquatics to ensure lifeguards will provide coverage until the party ends at 9pm.

**Pool Committee (PC):** Not present.

**Neighborhood Watch Committee (NW):** Not present. Audra will repeat the Board's request to Ingrida asking her to send an email update when she is unable to attend a Board meeting.

Audra will contact the Sheriff's office to see when the next multi-community Neighborhood

Watch meeting will be held.

**UPCOMING MEETING DATES:**

ARB 8/11; BOT – August meeting will not be held; OSC – 7/20; Pool – 8/4.

**FINANCIALS:**

Rob Altland would like to have the Money Market earnings reviewed and would like to ensure that plans are in place for future Reserve expenditures.

**MINUTES:**

A MOTION was made by Rob Altland to approve the June 8, 2009 minutes. Barbara Diaz SECONDED the motion. The motion (BOT-0709A) was APPROVED (3-0-0).

**MANAGEMENT REPORT:**

- The Board discussed repairs needed to the tennis court fences.
- Karthik made a MOTION to permit PMP to procure and install the hot water tank in the men's bathroom at the pool bathhouse per the quote and use Reserves up to a total of \$1000. Rob Altland SECONDED the motion. The motion (BOT-0709B) was APPROVED (3-0-0). Audra will find out about the warranty on the new hot water tank.
- The Board agreed to hold an electronic vote on pool furniture repair once all bids are returned.
- Audra will find out which account the deductible will come from for the light pole repair.
- Audra will get some recommendations and prices on getting the 2008 audit and taxes done.
- Audra will email the delinquency report to the Board when she receives it.
- The Board discussed reallocating the funds budgeted for the Milky Spore treatment and use it for tree removal.

**ADJOURN:**

The meeting was adjourned at 8:35pm in a MOTION made by Karthik Srinivasan.

Respectfully submitted,

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Barbara Diaz, Secretary  
Board of Trustees  
Joyce L. Cimbalista, Recording Secretary  
Courts & Ridges of Ashburn Association

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Date