

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
July 11, 2011

BOARD MEMBERS PRESENT:

- Rob Altland, Treasurer; Peace Coyle, Member at Large; Adil Ocak, Member at Large
- Staff Members: Audra Wallace, Community Manager, PMP

CALL TO ORDER:

Rob Altland called the meeting to order at 7:05pm.

BOARD MEMBERS ABSENT/LATE:

Karthik Srinivasan, President (Excused). Richard Thetga, VP (Unexcused). Karen Farrell, Secretary (Excused).

GUESTS:

Liza Young and Tina Miller, Community Relations representatives from Loudoun Water, gave a presentation. Their goals are to partner with HOAs to improve communications with customers, educate customers about water conservation, and explain the rate structure that was created in 2009.

COMMITTEE REPORTS:

Architectural Review Board (ARB): Joni Isner said the ARB plans to finish and print the revised Guidelines this week. Next month the ARB will conduct an inspection of the second section of the community. Rob Altland thanked the ARB for the work they've accomplished.

Communications Committee (CC): Mark Wright said the next newsletter will go out in late August.

Pool Committee (PC): Audra and Chip met with U.S. Aquatics to review recent issues such as cleaning and stains in the pool. Igor plans to continue trying various ways to remove the stains. Chip is continuing to oversee the issues.

Open Space Committee (OSC): Mark Wright will follow up with Terry regarding the watering contract for the new trees. Terry hasn't been watering since he didn't receive the signed contract, however Audra said it was signed and returned last year. Mark said the committee recommends against applying a tic treatment to common areas due to effectiveness and cost issues. Jennifer Solomon will compose a short article for the newsletter that reminds residents to trim low-hanging branches in their front yards.

Swim Team Committee (STC): Rodger Williams said there were some unexpected expenses such as replacing the PC and software upgrades. There may be two extra lane lines that can be used for general pool usage. The committee is interested in researching a postings board and requested the Board's approval to look into pricing and possible purchase.

Events Committee (EC): Not active. Mark said the Ice Cream Social did not have a very large turnout.

ANNOUNCEMENTS:

ARB 7/13; BOT 8/8; STC 7/20; OSC 8/1.

FINANCIALS:

Robert said there was a drop in operating cash due to the swim team expenses coming in during the past month.

MINUTES:

A MOTION was made by Adil Ocak to approve the June 13, 2011 minutes. Robert Altland SECONDED the motion. The motion (BOT-0711A) was APPROVED (3-0-0).

MANAGEMENT REPORT:

- Audra said there were some changes to the Property Ownership Act that the Board should be aware of, such as posting notices 48 hours before pesticide treatment by landscapers, and alcohol use by private parties when using the clubhouse.
- Audra said that VDOT does not have plans to repair cracks in the streets this year.
- Audra advised Adil to contact VDOT regarding sidewalk cracks such as the one he noticed on Robindale.

PENDING BUSINESS:

- Audra said she received two quotes for painting the interior of the clubhouse and will get a third quote.
- The Board decided to cancel the August BOT meeting.
- Audra will send Mark an email about putting a note in the newsletter requesting a volunteer to help decide on paint colors for the clubhouse.

ACTION ITEMS:

- The Board decided not to apply a tick treatment to the common areas based on effectiveness and budget concerns.
- The Board decided not to purchase two round tables for the pool.

NEW BUSINESS:

Jennifer Solomon raised several issues regarding the pool. The pool was closed by the County for two hours this week due to a chlorination problem. During adult swim, the guards have not been in the stands. The guards have been jumping off the stands into the pool and doing back flips off the diving board. The guards have allowed multiple children to go down the slide at one time and are not clearing the slide area before the next person goes down the slide. Guards are not enforcing the rule about allowing food only in the roped-off area. Audra will find out what the problem is with the pump and will contact Chip regarding the lifeguard issues. Rob will prepare the email message for Audra documenting the issues and requesting U.S. Aquatics attention to the issues.

ADJOURN:

The meeting was adjourned at 8:28pm in a MOTION made by Rob Altland.

Respectfully submitted,

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

Date