

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
August 8, 2005

BOARD MEMBERS PRESENT:

- Neil Manausa, President; Dave Arundel, VP; Matt LeClercq, Treasurer; Jim Alba, Mark Redd, Greg Truba
- Staff Members: Liz Deapen, Community Manager, PMP

CALL TO ORDER:

Neil Manausa called the meeting to order at 7:04pm.

BOARD MEMBERS ABSENT:

Walt Koehler (E).

GUESTS:

Mike Chajkowski and Bill Gary from Splash Aquatics said the new height restriction rule was in effect and working well and that two guards are now in the stands from 11a.m. to 8 p.m.

COMMITTEE REPORTS:

- **Architectural Review Board (ARB):** Rodger Williams said quorum was not met at July's meeting. They are beginning a mini-review of the Guidelines and will be working with the OSC on commercial property issues.
- **Communications Committee (CC):** Rodger Williams asked that any last minute changes for the newsletter be sent tonight since it's going to press tomorrow.
- **Events Committee (EC):** Diana Wilkins said the last Teen Pool Night was a success and the next one is in two weeks.
- **Open Space Committee (OSC):** Rob Altland reported that dead trees and stumps have been identified and will be replaced in the fall. The large tree that fell in the Courts has been taken care of.
The OSC wants to monitor closely the development of the commercial property, especially to identify tree-save areas. A preliminary plat was displayed at the meeting showing plans for a bank and a Wal-Greens. Due to the size of the lot, all egress will be via Susan Leslie Drive. Concerned residents should attend the OSC meetings or email the OSC.
Rob has repaired the benches on Sprucegrove Square and wants to replace them in 1-2 years. The committee is working on the Deerview dry pond issue through changes to the vegetation and has more solutions in mind for next year.
- **Pool Committee (PC):** Larry Cimbalista said the guest fee income to date is \$500. Splash recommends having a second guard at the next Teen Pool Night. Larry got approval to purchase plans for \$18 for building a shade structure in the grassy area in 2006. He's estimating a cost of \$1000. In response to Kym Smitham's request to consider other pool management companies, Larry replied that the contract, which ends this year, will be put out for bid, and the decision is not based on lowest bid.

- **Swim Team Committee (STC):** Kelly Brynda said the season is over and was successful.

APPROVAL OF MINUTES:

A MOTION was made by Dave Arundel to accept the July 11th BOT meeting minutes. The motion was SECONDED by Jim Alba. The motion (BOT-0805A) was APPROVED (5-0-1, Matt LeClercq abstaining).

ACTION ITEMS:

- Kelly Brynda requested a change to the STC budget to move \$90 from the assistant coach line item to the junior coach line item. Four junior coaches would receive \$50 cash and two would receive \$25 cash. Mark Redd made a MOTION to allow the STC to re-allocate the budget from the coach's salaries to what was proposed for the junior coaches, except that gift certificates are to replace the cash. Jim Alba SECONDED the motion. The motion (BOT-0805B) was APPROVED (5-1-0, with Neil Manausa voting No).
- Kelly Brynda stated that an additional change to the budget was for \$268 for pizza for the end of year party.
- A discussion followed concerning STC budget overage. Kelly Brynda stated that after everything has been paid, there is \$850 in reserves which doesn't include funds collected from concessions by Susan Truba. Kelly then requested that the funds that remain be spent on items the STC needs to purchase. Mark Redd stated that, as a committee, the funds go into the general operating budget, which had been made clear many times, discussed at length and accepted by the swim team before they decided to become a committee. The Board members stated several times that revenues generated by the STC go to the general fund and that next year's budget should reflect any items the STC wants to purchase. Rob Whetsel, previous BOT president, offered to work on the 2006 budget with the STC. Matt LeClercq added that any changes to the budget require BOT approval as soon as possible.

FINANCIAL REPORT:

Matt LeClercq stated that there were no unexpected expenditures. Liz Deapen will be reconciling the OSC budget with the statement of operations.

NEW BUSINESS:

- The BOT was contacted by Lori Waters, who is on the Loudoun county Board of Supervisors, asking how the community felt about connecting Deerview Drive to Stubble Road. A developer is building homes on Graves Lane and has proffered to put in VDOT streets. Neil Manausa conducted a poll at the last OSC meeting and responded to Lori Waters that residents are strongly opposed. Jim Alba will email Rodger Williams after the meeting with information about putting Deerview Drive through and will include contact information for Lori Waters so Rodger can put an article in the newsletter.
- Liz Deapen stated that she has sent an email to all committee chairs requesting their 2006 budget by the September 7th meeting. Liz Deapen will send a reminder before the 7th.
- A discussion was held about staggering terms for the next election so that the top three vote-getters would serve a two-year term, and two would serve a one-year term. Any vacancies would have to be filled for the entire term.
Matt LeClercq made a MOTION to inquire with Ray Ceresa about what is required to have the proceedings changed as discussed for the next election. Dave Arundel SECONDED the motion. The motion (BOT-0805C) was APPROVED (6-0-0).
Neil Manausa requested that Liz Deapen have the BOT review her inquiry to Ray Ceresa before sending it to him. This motion nullifies the previous motion which gave the

Secretary this task.

- Matt LeClercq will have some ideas for the next meeting on implementing policy about committees exceeding line items in budgets.

ADJOURN:

The meeting was adjourned at 8:58pm in a MOTION made by Matt LeClercq.

Respectfully submitted,

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

Date