

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
September 10, 2007

BOARD MEMBERS PRESENT:

- Jim Alba, President; Greg Truba, VP; Karthik Srinivasan, Secretary; Larry Cimbalista, Treasurer; Mark Wright
- Staff Members: Audra Wallace, Community Manager, PMP

CALL TO ORDER:

Greg Truba called the meeting to order at 7:05pm.

BOARD MEMBERS ABSENT:

Jim Alba arrived at 7:48pm.
Matt LeClercq (E).

RESIDENT INPUT:

Rick Shifflett was present to discuss the letter of interest he submitted. Discussion was deferred to later in the meeting since it is on the agenda.

COMMITTEE REPORTS:

Architectural Review Board (ARB): Adil Ocak said the ARB met at the end of the month and thanked the Board for approving two new members for a total of five members. The ARB is working on implementing the feedback on the changes to the Guidelines.

Events Committee (EC): Aarin Wiltz reported that the bowling event went over budget but the committee recouped almost all of it by coming in under budget on subsequent events. Larry Cimbalista reassured Aarin that it would not be an issue if the year-end budget was short by a small amount.

Communications Committee (CC): Mark Wright said the next newsletter will go out in mid-October. Karthik will write the BOT article.

Open Space Committee (OSC): Rob Altland said it's been a very hot and dry summer and that tree replacement would not be done until the weather is cooler. The spotlights were damaged again and repaired. Rob said he or Russ Fuller would call about having the bushes in front of the Ridges sign trimmed. Rob will talk to Terry regarding Susan Truba's concern about landscapers blowing the mulch away from the trees.

Pool Committee (PC): Larry Cimbalista will meet with Splash regarding any needed repairs, including caulking. New umbrellas are needed. Regarding the recent high water bill, Audra said the County checked everything and there are no leaks. Audra will check to see if there is a way to separate the sewer fee from the water fee and contact the County to see if there are two separate meters for water versus sewer. Audra will contact Larry Leber regarding status of the water drain.

Swim Team Committee (STC): Jeff Eberhard said that Cheryl Whetsel resigned. The committee met last Saturday. They were league champions this season. Jeff said all cash has

been turned in, he has two more checks to write, and there will be a small surplus. Jeff talked about the need for procedures and policies, and descriptions of roles and responsibilities to eliminate communication problems. Jeff said the committee agreed and voted on the budget he sent to the Board. Cheryl Whetsel emailed another budget to Jeff but the committee agreed to keep their budget. Larry asked Jeff to work with PMP to compare his budget to what PMP shows. Larry would like Jeff to let him know if there is a large difference between the bottom line of Jeff's budget and Cheryl's.

Neighborhood Watch Committee (NW): Not present. Audra will check with George to see if he is still interested in chairing the committee and will follow up on the person who said they were interested in joining the committee.

FINANCIAL REPORT:

Larry Cimbalista reported that there were no extraordinary expenses. Larry did proceed with the purchase of CDs as detailed in his email to the BOT. Larry reviewed the Edward Jones report with the Board members.

COMMITTEE MEETING DATES:

ARB - 9/12; Events – 9/19; OSC – 9/19; Pool – already met; STC – 9/25.

APPROVAL OF MINUTES:

A MOTION was made by Karthik Srinivasan to approve the July 9th meeting minutes as amended. Larry Cimbalista SECONDED the motion. The statement about the ARB approving 29 applications will be changed to say '9' instead of '29'. The motion (BOT-0907A) was APPROVED (4-0-0; Jim Alba not present at time of vote).

MANAGEMENT REPORT:

- Audra will follow up on the letter she sent to the homeowner regarding the playsets in the Storm Water Management Pond.
- Audra will find out why the landscaper's fee was so high for mowing the resident's grass.

ACTION ITEMS:

- Larry Cimbalista made a MOTION to approve signing up for the 2008 yearly CAI membership. Greg Truba SECONDED the motion. The motion (BOT-0907B) was DEFEATED (0-5-0).
- A discussion was held about the proposals for the concrete repair. Colonial's quote included repairing eight additional areas. Audra and Denise Hoffman will check the areas to see if they really need repair.

PENDING BUSINESS:

- Larry stated that he received budgets from all of the committees.
- Aarin Wiltz, Events Committee Treasurer, reviewed the 2008 budget. A new event, Family Pool Night/Ice Cream Social, was created by combining other events. A discussion was held about possibly charging non-residents admission to Teen Pool Night.
- Mark Wright reviewed the Communications Committee budget. Mark said there will be a small surplus for 2007; 2008 will come out even.
- Larry Cimbalista will meet with Ed Thomas near the end of September and will have a draft HOA budget by the end of September.
- Jeff Eberhard reviewed the Swim Team Committee budget. Jeff said there will be a \$1500

surplus for 2007. There are some variances with the pool usage fee and lifeguard fees. The coaching structure will change for next year to have three Assistant Coaches and two Assistant Head Coaches. In 2007 there were six Junior coaches whereas in 2008 there will be eight to twelve. Spiritwear polo shirts and Championship T-shirts may be a source of new revenue. Registration fees will be raised by \$5. The only major purchase being considered is a \$1200 ice machine from Costco. Jeff plans to have contracts for all coaches. Larry asked Jeff to provide the math used for calculating the 2007 and 2008 registration figures.

Jeff said that since Cheryl Whetsel resigned, the committee needs a new chairperson. Current committee members are Cindy Coggins, Nancy Ruttenberg, and Melissa Rogall.

- Larry Cimbalista reviewed the Pool Committee budget. The budget is similar to last year's.
- Larry Cimbalista discussed the 2008 HOA budget and said he is figuring in a 5% increase overall, which will mostly be used for Open Space. Audra will talk to Ed Thomas about combining the Open Space line items so that it will be easier for the OSC to determine remaining funds for 2007. Audra will work with Rob Altland to determine how much remains in the OSC budget and how much is needed for 2007.
- The Board discussed future expenses, Reserves, lighting projects, a possible Special Assessment, Open Space needs, advertising pool memberships next year, and increasing the pool membership fee.

NEW BUSINESS:

- The Board discussed the connection of Deerview Drive to Stubble Road, the Belmont Estates development, the rezoning, further development, and pros and cons of inviting the new community to join our HOA.
- The Board discussed the points Rob Whetsel made in his email regarding conflicts of interest between Board members and their spouses serving on committees, Board members serving on a committee, and paid contractors. There was agreement that there are too few volunteers to not allow spouses to serve on a committee or to not allow Board members to also serve on a committee. Based on the discussion, Larry Cimbalista will revise the language in the charters to be clearer and will have Ed Thomas review the changes. Larry Cimbalista will also ask Ed Thomas for ideas on how to implement a document restricting Board members from voting when there is a conflict of interest. Audra will determine if it's possible to modify requirements for BOT membership such as requiring attendance at three meetings before joining the BOT.

EXECUTIVE SESSION:

At 10:30pm, Larry Cimbalista made a MOTION to enter Executive Session for purposes of discussing financial issues. Karthik Srinivasan SECONDED the motion.

Executive Session ended at 10:45pm.

ADJOURN:

The meeting was adjourned at 10:45pm in a MOTION made by Karthik Srinivasan and SECONDED by Larry Cimbalista.

Respectfully submitted,

Karthik Srinivasan, Secretary
Board of Trustees
Joyce L. Cimbalista, Recording Secretary
Courts & Ridges of Ashburn Association

Date