

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
October 20, 2008

BOARD MEMBERS PRESENT:

- Greg Truba, President; Karthik Srinivasan, V.P. and Secretary; Matt LeClercq, Treasurer
- Staff Members: Audra Wallace, Community Manager, PMP

CALL TO ORDER:

Greg Truba called the meeting to order at 7:00pm.

RESIDENT INPUT:

- Joyce Cimbalista mentioned that there is some rotted wood on the outside corner of the clubhouse. Audra will check into it.
- Joyce also said that at the top of the asphalt path which leads from the clubhouse down to Gloucester there is some cracking due to tree roots. Audra will check on that also.
- Joyce asked about the status of the section of asphalt that was removed when electrical access was installed for Walgreens. Audra had contacted Larry Leber and is waiting to hear from the contractor. Audra will continue to follow up.
- Mark Wright asked if the mortgage company could pay for the removal of a pile of tree branches that are stacked in front of an unoccupied residence. Audra will look into this.

COMMITTEE REPORTS:

Architectural Review Board (ARB): Adil Ocak has submitted the Guidelines for review by the Board. One ARB member who cannot attend the next few meetings will be kept on the Board. Adil knows of another resident who is interested in joining.

Communications Committee (CC): Mark Wright said the newsletter is finished and will be delivered this coming weekend. Mark said it has been difficult getting content for the newsletter and is afraid advertisers may not want to place ads. Mark will put more focus on the classifieds section and the Board and committee chairs will try to provide articles regularly. The mailing list feature of the new web site has been a timesaver. There should be a small surplus in the budget at the end of this year.

Events Committee (EC): Aarin Wiltz said the Fall Yard Sale was very successful, although some of her signs disappeared. Her 2009 budget includes a Teen Pool Night and a Fall Yard Sale.

Open Space Committee (OSC): Russ Fuller said about 40 of the 60 dead trees were removed by a group of volunteers. On October 25, the group will remove the remaining dead trees. Russ has a quote from Blade Runners for \$5,000 to replace dead pines and shrubs along Gloucester. This includes a two-year watering contract. Russ would like to amend the next landscaping contract to address some recurring issues such as over-mulching and the way that new trees are planted. There are two members interested in joining. Audra will check into whether the doggie bags being stored in the clubhouse bathroom will fit the dog stations.

Swim Team Committee (STC): Nancy Ruttenberg and Rodger Williams were present. Roger

has a draft budget. Registration fees were increased in order to be competitive with other area teams. The STC prefers that the team be made up of residents and pool members only, no outside members. There will be three coaches: one head coach with a budgeted salary of \$8500 and two assistant coaches. Nancy surveyed the families to determine whether they would be willing to cut back to one practice. The STC needs to negotiate directly with the pool management company on the rate and hours for lifeguards.

Pool Committee (PC): Greg Truba said he has a quote for the required drain repairs. Audra will check with the company to see if they will accept payment now for the work to be done in the spring. If the work is done now, there will be an extra water expense since the pool will need to be drained and re-filled. If the work is done in the spring, the price may be higher. Audra will get two more quotes on the repairs. Audra will find out the cost per 1,000 gallons of water.

Neighborhood Watch Committee (NW): Not present.

UPCOMING MEETING DATES:

ARB 11/12; STC – 11/18; OSC 11/13; Events 11/11; BOT – Audra will determine a new date since 11/10 is a holiday.

FINANCIALS:

Matt LeClercq said there are some CDs coming up for renewal. Matt will verify that there will be \$11,000 surplus in the budget at the end of the year. Audra will ensure that any funds remaining in the snow removal line item are rolled over to the snow removal reserve fund.

APPROVAL OF MINUTES:

A MOTION was made by Greg Truba to approve the September 2008 minutes. Karthik Srinivasan SECONDED the motion. The motion (BOT-1008A) was APPROVED (3-0-0).

PENDING BUSINESS:

- Audra found out that American Striping warrants the curb painting until the first snowfall.
- Audra will get prices on legal firms.
- Audra will follow up on getting the breakdown in pricing from ADS.
- Greg will review the Pool Winterization letter so it can be signed and returned.

ADJOURN:

The meeting was adjourned at 9:27pm in a MOTION made by Matt LeClercq.

Respectfully submitted,

Karthik Srinivasan, Secretary

Date

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

