

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
October 5, 2009

BOARD MEMBERS PRESENT:

- Greg Truba, Vice President; Rob Altland, Treasurer; Barbara Diaz, Secretary
- Staff Members: Audra Wallace, Community Manager, PMP

CALL TO ORDER:

Greg Truba called the meeting to order at 7:01pm.

BOARD MEMBERS ABSENT:

Karthik Srinivasan, President (Excused).

RESIDENT INPUT:

- Kinga Agopcsa, Dalia Mamsour, and Chelsea Vu were present to discuss the safety concern over cars speeding on Sunset Terrace and the possibility of installing a speed bump. The expense would be the responsibility of the HOA since Sunset Terrace is a private street. Audra estimated the cost of a speed bump at \$2000. Audra will get pricing on various types of speed bumps. For now, a 15mph speed limit sign and 'Slow – Children Playing' sign can be installed.

COMMITTEE REPORTS:

Architectural Review Board (ARB): Not present.

Communications Committee (CC): Mark Wright said the anonymous feedback from the web site has stopped and has also been addressed in the newsletter. Mark received approval to spend \$30 on an improved calendar/events program for the web site. Mark reviewed the 2010 budget that he submitted to the Board.

Events Committee (EC): Aarin Wiltz has submitted the 2010 budget. Since there are no volunteers to chair events, she has planned no additional events for next year. There have been no attendees at the Events meetings.

Open Space Committee (OSC): Russ Fuller added a solar light to the mailbox kiosk on Cadbury. Dead trees were removed along Ashburn Rd. Russ reviewed the 2010 budget with the Board. Russ added a line item for a dumpster at the community cleanup since it is so popular. The Board determined that \$7500 would be the appropriate amount to budget for gradual replacement of dead trees. The landscaping proposals were discussed. BladeRunners provided a five-year contract with no increases.

Swim Team Committee (STC): Cindy Coggins was present to discuss the 2010 budget. Swimmer registration fees were increased by \$10. Since insurance fees may increase anywhere from \$2 up to \$7, she budgeted for \$4. The committee is shopping around for best prices on replacing rings on the lane lines. The committee came in under budget this year.

Pool Committee (PC): Greg Truba discussed the 2010 budget. Audra will get two more pool management bids. Greg will contact Audra when US Aquatics has finished winterizing. A

discussion was held about the condition of the pool chairs, tables, and umbrellas and Greg will check to see if there are any additional items that need repair.

Neighborhood Watch Committee (NW): Not present.

FINANCIALS:

- Rob said the administrative and professional costs are significant and he will look into it further.
- Greg asked Audra to put last month's financials next to this month's on the summary.
- Audra will find out why Accounts Receivable is higher than it has been the last few months.

MINUTES:

A MOTION was made by Rob Altland to approve the September 14, 2009 minutes. Barbara Diaz SECONDED the motion. The motion (BOT-1009A) was APPROVED (3-0-0).

ACTION ITEMS:

- The Board discussed the results of Denise's survey regarding the application for addition of a window to a townhome.
- The Board agreed that the current complaint process via the web site is fine as is.

MANAGEMENT REPORT:

- The Board discussed the landscaping contract.
- Audra will talk to BladeRunners about the problems last winter with snow plowing and see if they are willing to improve this year.
- Rob Altland made a MOTION to approve the BladeRunners five-year landscaping contract not to exceed \$70,000 plus \$500 for tot lot mulching minus whatever the cost difference is for composting instead of mulching. Barbara Diaz SECONDED the motion. The motion (BOT-1009B) was APPROVED (3-0-0).
- The Board agreed that the \$500 deductible for repairing the light pole should be taken from cash.
- Audra will contact the other companies that submitted proposals for trash removal to get pictures of the trash and recycling containers.
- Rob Altland made a MOTION to approve the Osmin Tree Removal Services proposal for \$4500 to remove dead trees behind Raleigh Place and Ashburn Rd. Greg Truba SECONDED the motion. The motion (BOT-1009C) was APPROVED (3-0-0).
- Greg Truba made a MOTION to approve the Segan, Mason and Mason request for authorization for payment plans, de-acceleration, and denial of waiver requests. Barbara Diaz SECONDED the motion. The motion (BOT-1009D) was APPROVED (3-0-0).

ADJOURN:

The meeting was adjourned at 9:21pm in a MOTION made by Greg Truba.

Respectfully submitted,

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

Date