

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
October 10, 2011

BOARD MEMBERS PRESENT:

- Karthik Srinivasan, President; Richard Thetga, Vice President; Rob Altland, Treasurer; Karen Farrell, Secretary; Adil Ocak, Member
- Staff Members: Audra Wallace, Community Manager, PMP

CALL TO ORDER:

Karthik Srinivasan called the meeting to order at 7:01pm.

COMMITTEE REPORTS:

Architectural Review Board (ARB): Joni Isner was present to give an update on the number of applications received.

Communications Committee (CC): Not present.

Pool Committee (PC): Not present.

Open Space Committee (OSC): Mark Wright will be resigning. The issue of having the berm re-grassed is still being worked on. Karthik suggested that an email be sent out asking for volunteers. Rob Altland mentioned that he would like to find out about replacing the boards only and not the frame of the benches near the tennis courts on the Courts side.

Swim Team Committee (STC): Not present.

Events Committee (EC): Not active.

ANNOUNCEMENTS:

ARB 10/12; BOT 11/14; STC 10/19; OSC 11/7.

MINUTES:

A MOTION was made by Karthik Srinivasan to approve the September 12, 2011 minutes as written. Rob Altland SECONDED the motion. The motion (BOT-1011A) was APPROVED (5-0-0).

MANAGEMENT REPORT:

- Audra, Chip, and U.S. Aquatics did a winterization walk-through at the pool. U.S. Aquatics recommended that a plumber winterize the water fountain.
- Audra will request that the entire perimeter of the pool get re-caulked, which is under warranty.
- Audra will continue to follow up with Toll Brothers about the drainage issue at the end of Floral Valley. VDOT said the repair was done to their standards.
- Audra will send information about CAB's new recurring payment service to Joyce so she can update the website.
- Audra will arrange for the insurance agent to attend the December meeting.
- Audra will check into the question Rob had on the audit report.
- Audra gave an update on the status of collections for the two accounts that the Board had inquired about last month.

ACTION ITEMS:

- Karthik Srinivasan made a MOTION that the Association elects to apply all or part of the excess assessment income to next year's assessments and that such final amount shall be at the Board's discretion. Rob Altland SECONDED the motion. The motion (BOT-1011B) was APPROVED (5-0-0).
- Audra will get prices from a few other companies for the next audit.

2012 BUDGET:

- Audra will find out how many outside pool memberships are from swim team families.
- Audra will find out the requirement for the ratio of residents versus non-residents on the swim team.
- The Board will continue to work on the budget offline.

ADJOURN:

The meeting was adjourned at 8:26pm.

Respectfully submitted,

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