

Approved MINUTES  
The Courts & Ridges of Ashburn HOA  
Board of Trustees Meeting  
20361 Susan Leslie Terrace  
Ashburn, VA 20147  
November 12, 2007

**BOARD MEMBERS PRESENT:**

- Jim Alba, President; Greg Truba, V.P.; Larry Cimbalista, Treasurer; Mark Wright; Matt LeClercq
- Staff Members: Audra Wallace, Community Manager, PMP

**CALL TO ORDER:**

Jim Alba called the meeting to order at 7:00pm.

**BOARD MEMBERS ABSENT:**

Karthik Srinivasan (E).

**RESIDENT INPUT:**

None.

**COMMITTEE REPORTS:**

**Architectural Review Board (ARB):** Not present.

**Communications Committee (CC):** Mark Wright said ad revenue is above the projected amount. The next newsletter is due to go out mid-December.

**Events Committee (EC):** Jennifer Solomon said 70-80 children attended the Halloween Parade. Aarin Wiltz asked the Board the reason for requiring all committee meetings to be held in the clubhouse and Jim Alba replied that potential members might be more comfortable meeting in a public setting and that this will avoid cliques. Aarin stated that for the members with small children, it's more convenient to meet at a residence. Aarin asked for a six-month trial to see if membership in the committee will increase as expected. Mark Wright will send out a community-wide email stating the date/time/location of the next Events Committee meeting and that anyone interested is invited to attend.

**Open Space Committee (OSC):** Russ Fuller said the concrete slab repair-work will be done Wednesday. After a discussion on the costs of having the dog stations serviced, Russ will price out some other options. A discussion was held about implementing an Adopt-a-Tree program and it was decided not to pursue it at this time. Russ inquired about the status of installing additional lighting at the clubhouse parking lot and the Board replied that there are no extra funds in the budget. Audra will add Mark to the auto email for BladeRunners snow removal.

**Pool Committee (PC):** Larry Cimbalista said Splash Aquatics closed their company. Audra will send bids out soon. Mark Wright noted that a new pool management contract may impact the Swim Team Committee budget. Larry is planning to leave the Pool Committee. Susan Truba and Jeff Eberhard are interested in chairing the committee.

Audra will email Jeff and Susan to remind them of the procedure for joining a committee and their required attendance at three meetings.

**Swim Team Committee (STC):** Not present.

**Neighborhood Watch Committee (NW):** Ingrida Peterson was present to indicate her interest in chairing the committee. George Clement will be a member of the committee. Mark Wright made a MOTION to elect Ingrida Peterson of 20399 Volley Terrace as chair of the Neighborhood Watch Committee. Larry Cimbalista SECONDED the motion. The motion (BOT-1107A) was APPROVED (5-0-0).

**FINANCIAL REPORT:**

- Larry Cimbalista said there is a CD coming due in December for townhouse reserves that will be re-invested with Edward Jones.
- Audra will do research to determine how much to bill Upshire Realty for their promised fifty-percent share of the road maintenance and snow removal for Susan Leslie Drive. Audra will determine how Upshire would like to be billed.
- Audra will check to be sure the three stop signs were coded against the Walgreens money.

**COMMITTEE MEETING DATES:**

ARB - 11/19; Events – 11/15 7:30pm; OSC – 11/21; Pool – 12/4; STC – 11/27.

**APPROVAL OF MINUTES:**

A MOTION was made by Larry Cimbalista to approve the October minutes as amended. Matt LeClercq SECONDED the motion. The last name of Cathleen and Bobby should be spelled ‘Cowden’. The motion (BOT-1107B) was APPROVED (4-0-1, with Greg Truba abstaining). Mark Wright will include a note in the next newsletter that residents who need access to the tennis courts during the weekend should contact the Board via the BOT email address.

**MANAGEMENT REPORT:**

Audra received three bids for crack sealing. It’s too late in the year for a seal coat. The BOT discussed the bids.

Mark Wright made a MOTION to accept the quote from Dominion Paving and Sealing for crack sealing for \$2710 with an equal amount to be transferred from townhouse reserves. Greg Truba SECONDED the motion. The motion (BOT-1107C) was APPROVED (5-0-0).

**PENDING BUSINESS:**

- Larry Cimbalista will finalize the charters, adding wording such that if there are no members on a committee and a resident wants to join the committee, the BOT will appoint the member as long as they’re in good standing. Larry will also make all the charter documents follow the same format.
- The Board discussed the location, height, and type of fencing needed between the multi-purpose court and the Walgreens property. A higher fence is needed behind the basketball net since balls could go onto the Walgreens parking lot. A combination of iron fencing and chain-link fencing were discussed. Mark and Audra will meet with fencing companies and get some pricing on various options.
- Audra inquired about a recent request from a resident to hold non-profit meetings at the clubhouse. The Board rejected the request since less than fifty percent of the participants live in the community.

**2008 ASSOCIATION BUDGET:**

- Mark Wright made a MOTION to add to the Elections ballot a vote for a Special Assessment for all units for \$3.50 per unit per month for the purpose of funding lighting and other improvements. Jim Alba SECONDED the motion. The Board passed a motion

in October to raise the dues by 5%. The motion (BOT-1107D) was APPROVED (5-0-0).

- Larry Cimbalista asked Audra to provide Association budgets for the past few years so he can research the rise in costs over the years in an effort to address concerns residents might have about the increase.
- An article will be placed in the December newsletter explaining the increase.
- Matt LeClercq made a MOTION to increase the outside pool membership fee to \$450 from \$420. Greg Truba SECONDED the motion. The motion (BOT-1107E) was APPROVED (5-0-0).
- A discussion was held about the Swim Team Committee carry-over. Larry said it's been allowed for a few years now, and stated he explained to Jeff Eberhard that if he lowered the pool usage amount and adjusted the lifeguard expense, he could increase the carry-over amount. The Board agreed that posting the Swim Team Committee line item budget and all committee budgets on the website would be a good idea.
- Mark Wright made a MOTION to approve the 2008 Association budget per the November 11 2007 draft. Greg Truba SECONDED the motion. The motion (BOT-1107F) was APPROVED (5-0-0).

**OTHER BUSINESS:**

Larry Cimbalista gave a summary of the meeting held on November 11 with representatives from several area HOA Boards to discuss the Good Shepherd Alliance project. Larry said all participants agreed to continue to communicate and share ideas. The group agreed that they need to wait and see the outcome of Lori Waters' formal request to have the zoning laws reviewed. There was discussion of possibly setting up monthly meetings with GSA. Residents can speak at the public forum at either of the two Board of Supervisors meetings on Tuesday and Wednesday November 13 and 14. Mark Wright will send a community-wide email about the meetings.

Jim Alba stated he has received over one hundred emails from residents and most are okay with the GSA site as long as it does not have a drop-in center.

**EXECUTIVE SESSION:**

At 9:40pm, Jim Alba made a MOTION to enter Executive Session for purposes of discussing delinquent accounts. Larry Cimbalista SECONDED the motion.  
Executive Session ended at 9:51pm.

**ADJOURN:**

The meeting was adjourned at 9:51pm in a MOTION made by Greg Truba.

Respectfully submitted,

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

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Date