

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
November 8, 2010

BOARD MEMBERS PRESENT:

- Rob Altland, Treasurer; Richard Thetga, Member at Large; Karen Farrell, Member at Large; Peace Coyle, Secretary
- Staff Members: Audra Wallace, Community Manager, PMP

CALL TO ORDER:

Rob Altland called the meeting to order at 7:10pm.

BOARD MEMBERS ABSENT/LATE:

- Karthik Srinivasan, President (Excused); Barbara Diaz, Vice President (Excused); Kim Lan Rosewall, Member at Large.
- Peace Coyle, Secretary, arrived at 7:55pm.

COMMITTEE REPORTS:

Architectural Review Board (ARB): Denise Hoffman said they are still reviewing the Guidelines. They are looking into how other communities handle exterior house paint colors.

Communications Committee (CC): Mark Wright said that the newsletter has been sent out and the next one will go out in mid-December.

Pool Committee (PC): Audra gave an update on the status of outstanding items.

Open Space Committee (OSC): BladeRunners finished removing dead trees and seeding over them. They also finished treating the hillside by the clubhouse. The committee needs to find out who removed the rocks on the hill by Claiborne and replaced them with sod, which has now washed away. The asphalt trails are finished. The December and January meetings may be canceled.

Swim Team Committee (STC): Not present.

Events Committee (EC): Not present.

FINANCIALS:

Rob reported that the Operating account is low. Audra said that the report was run on October 31 and that November deposits have been made. Also, the large asphalt trail payment was made from Reserves. Audra will look into the Operating account in more detail.

ANNOUNCEMENTS:

ARB 11/10; BOT 12/13; STC 11/17.

MINUTES:

A MOTION was made by Karen Farrell to approve the October 19, 2010 minutes. Rob Altland SECONDED the motion. The motion (BOT-1110A) was APPROVED (3-0-0).

MANAGEMENT REPORT:

- Audra mentioned that the Belmont Estates rezoning hearing was tonight.
- Audra reported that Bill Mason clarified that the Board seats are all for two-year terms.
- Audra reviewed the financials.
- The accounting firm recommended that the Board make a motion about applying excess assessment income to the following year’s assessments.

ACTION ITEMS:

- The Board discussed the bid for repair of the asphalt path that was left off the main bid.
- A MOTION was made by Karen Farrell to approve \$2500 for the repair of the remaining part of the asphalt path in the Courts area near the tennis and basketball courts. Richard Thetga SECONDED the motion. The motion (BOT-1110B) was APPROVED (2-0-1, with Rob Altland abstaining).
- The Board discussed the accounting firm’s recommendation to approve the deferred assessment.
- Rob Altland 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. Karen Farrell SECONDED the motion. The motion (BOT-1110C) was APPROVED (4-0-0).
- Audra will contact the Sheriff’s office about the drag-racing on Gloucester Parkway and the loitering near the tennis courts and the drug store. Residents should call the sheriff if they see anything suspicious.

EXECUTIVE SESSION:

At 8:07pm, Rob Altland made a MOTION to enter Executive Session for the purpose of discussing the Delinquency report.

At 8:12pm, Rob Altland made a MOTION to exit Executive Session.

Richard Thetga made a MOTION to write off \$156.42 in legal charges and \$505.59 in assessments and late fees for account #15968 and release the account. Karen Farrell SECONDED the motion. The motion (BOT-1110D) was APPROVED (4-0-0).

ADJOURN:

The meeting was adjourned at 8:19pm in a MOTION made by Rob Altland.

Respectfully submitted,

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

Date