

Approved MINUTES  
The Courts & Ridges of Ashburn HOA  
Board of Trustees Meeting  
20361 Susan Leslie Terrace  
Ashburn, VA 20147  
December 13, 2010

**BOARD MEMBERS PRESENT:**

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

**CALL TO ORDER:**

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

**BOARD MEMBERS ABSENT:**

- Barbara Diaz, Vice President; Richard Thetga, Member at Large; Kim Lan Rosewall, Member at Large.

**RESIDENT FORUM:**

No residents present.

**COMMITTEE REPORTS:**

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

**Communications Committee (CC):** Not present.

**Pool Committee (PC):** Not present.

**Open Space Committee (OSC):** Not present.

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

**Events Committee (EC):** Inactive.

**FINANCIALS:**

Rob commented that the operating account is up significantly from last month.

**ANNOUNCEMENTS:**

ARB 1/12/11; BOT 1/10/11; OSC 2/7/11; STC 12/15/10

**MINUTES:**

A MOTION was made by Karthik Srinivasan to approve the November 8, 2010 minutes. Rob Altland SECONDED the motion. The motion (BOT-1210A) was APPROVED (3-0-1, with Karthik abstaining).

**MANAGEMENT REPORT:**

- Audra reported that the notice of the proposed Bylaw Amendment Change regarding the method of nomination for Board of Trustees was mailed to all board members and members of the HOA.
- Audra stated that the Loudoun County Sheriff's office encourages any resident with a concern to report the incident to them and an officer will be sent to investigate. Karen

Farrell stated that there was a recent vehicle break in/incident on Shadyside and Middlebrook Terrace. Audra will ask the Communications Committee to send an e-mail reminder to all residents regarding keeping car doors locked and being vigilant.

- Audra reported that the storm drain outfalls along Claiborne Parkway were not modified by VDOT nor the Loudoun County Department of General Services. A call has been placed to Toll Land Development to determine if they are responsible for the change.
- Per the terms of the contract with American Disposal Services, the service rate for 2011 will increase by 2%.
- The board requested that PMP find out how the gas fireplace in the clubhouse works and if it is operating properly.
- Karthik Srinivasan requested that PMP check the Property Owners Association (POA) Act and Nonstock Corporation Act regarding holding a meeting via teleconference.
- Rob Altland reminded everyone that the board will need to vote on members of the 2011 Elections Committee at the January 2011 meeting.

#### **ACTION ITEMS:**

- A MOTION was made by Karthik Srinivasan to approve the proposed Bylaw Amendment to amend the language to Article VI, Section 3 of the Bylaws as stated in the notification of proposed Bylaw Amendment sent to all members. Robert Altland SECONDED the motion. The motion (BOT-1210B) was APPROVED (4-0-0).
- A MOTION was made by Karthik Srinivasan to add Joni Isner of 43849 Robindale Court and Peter Sellers of 43836 Robindale Court as active and voting members of the Architectural Review Board. Rob Altland SECONDED the motion. The motion (BOT-1210C) was APPROVED (4-0-0).
- A MOTION was made by Karthik Srinivasan to approve the 2011 Association Management Service Agreement with Property Management People, Inc. Rob Altland SECONDED the motion. The motion (BOT-1210D) was APPROVED (4-0-0).

#### **EXECUTIVE SESSION:**

At 7:40 PM, Karthik Srinivasan made a MOTION to enter Executive Session for the purpose of discussing the Delinquency report and BOT member status.

At 7:46 PM, Karthik Srinivasan made a MOTION to exit Executive Session.

The board requested that PMP send a letter to Kim Lan Rosewall regarding resignation from the BOT, pursuant to Section 5 of the Bylaws which states that the unexcused absence of an elected or appointed trustee from three consecutive regular meetings of the board shall be deemed a resignation.

#### **ADJOURN:**

The meeting was adjourned at 7:46 PM in a MOTION made by Karthik Srinivasan.

Respectfully submitted,

Peace Coyle, Secretary

**Board of Trustees**

Courts & Ridges of Ashburn Association

Minutes taken by Audra J. Wallace, PMP/Acting Recording Secretary