

Approved MINUTES
Carisbrooke HOA
Board of Directors Meeting
21691 Knolls Hill Square
Ashburn, VA 20147
March 18, 2010

BOARD MEMBERS PRESENT:

- Kim McComas, President; Michael Schimmel, V.P.; Carol Joseph, Treasurer
- Staff Members: Audra Wallace, Community Manager, PMP

BOARD MEMBERS ABSENT:

Michael Simmons, Secretary; Aaron Dudek, Member at Large

CALL TO ORDER:

Kim McComas called the meeting to order at 7:20pm.

APPROVAL OF MINUTES:

Carol Joseph made a MOTION to accept the February 18 2010 minutes. Michael Schimmel SECONDED the motion. The motion (BOD-0310A) was APPROVED (3-0-0).

PENDING/NEW BUSINESS:

- The Board discussed the light pole that was knocked down during plowing. Audra will find out how Ricky Horseman will handle the replacement as far as whether it can be deducted from the plowing invoice. Audra will clarify with Beckstrom whether the shield price was for 1 or 2 shields. Audra will also get a quote on a single-head pole and ensure the ballast can accept a low wattage. Audra will verify that Beckstrom has been replacing lights with lower wattage bulbs as they burn out.
- Audra will check on the low tree or branch that is hanging down across the path behind Kim's house.
- Kim McComas made a MOTION to accept American Disposal Services' proposal for trash and recycling pickup services. Michael Schimmel SECONDED the motion. The motion (BOD-0310B) was APPROVED (3-0-0). Audra will inquire about adjusting the fuel charge.
- The Board discussed the HLS contract for the off-bond work that needs to be done. Audra will get a separate bid for just the sod. The proposal should include everything such as watering, removing rocks, etc.
- Audra will contact Ashburn Knolls to inquire about a resident placing tree debris in the Storm Water Management Pond and request that it be removed.
- Audra will send violation letters to the owner of the property with the retaining wall that needs repair and the landscaping lights that have not been approved.
- Audra will send a letter to the resident with piles of trash on their property. Audra will request that the renter not speed while driving through the community and not trespass by walking through neighboring residents' properties.
- New pool hours are: 12-8pm Sunday through Thursday. On Friday and Saturday nights in

June and July the pool will close at 9pm.

- Audra will find out if the soda machine company will install a machine this summer. Audra will also inquire about an ice cream vending machine.
- The Board discussed the playground quotes.
Kim McComas made a MOTION to accept All Recreation's proposal with the following changes: no fiber; mats and anchors only on the Kings Crossing playgrounds; the froggie rider goes to the Earls playground; and the bench and swing go to the 21758 Kings Crossing playground. Carol Joseph SECONDED the motion. The motion (BOD-0310C) was APPROVED (3-0-0).
Audra will get the bench by the clubhouse/courts area fixed. Audra will ensure that the wood beams and extra swing are kept. Audra will also request that HLS re-spread the mulch on the tot lots.
- Kim McComas made a MOTION to transfer \$12,922.88 from townhouse reserves and \$6,892.62 from common reserves to pay the snowplowing invoice. Both amounts will be repaid to reserves over the next two years. Carol Joseph SECONDED the motion. The motion (BOD-0310D) was APPROVED (3-0-0).

ADJOURN:

The meeting was adjourned at 8:40pm in a MOTION made by Kim McComas and SECONDED by Michael Schimmel.

Respectfully submitted,

Michael Simmons, Secretary
Board of Trustees
Carisbrooke Association
Joyce L. Cimbalista, Recording Secretary, PMP

Date