

Approved MINUTES
Carisbrooke HOA
Board of Directors Meeting
21691 Knolls Hill Square
Ashburn, VA 20147
October 20, 2011

BOARD MEMBERS PRESENT:

- Kim McComas, President; Aaron Dudek, VP; Carol Joseph, Treasurer; Michael Schimmel, Secretary; Michael Simmons, Member
- Staff Members: Audra Wallace, Community Manager, PMP

CALL TO ORDER:

Kim McComas called the meeting to order at 9:10pm.

The Board decided to table the election of officers until the next meeting.

APPROVAL OF MINUTES:

Michael Schimmel made a MOTION to approve the September 22, 2011 minutes as written. Aaron Dudek SECONDED the motion. The motion (BOD-1011D) was APPROVED (5-0-0).

NEW BUSINESS:

- After a brief discussion about towing, the Board decided to put this issue on next month's agenda.
- The Board asked Audra to put on January's agenda a reminder to address the pond buffer mowing. Audra will ask Justin if he can tidy up the pond buffer.
- Audra will ask the lawyer if cars can be towed immediately for certain violations.

EXECUTIVE SESSION:

At 9:31pm, Kim McComas made a MOTION to enter Executive Session for the purposes of discussing violations. Aaron Dudek SECONDED the motion.

Executive Session was exited at 9:55pm.

- Kim McComas made a MOTION that account #63205 be fined from the date of the first violation letter through October 15, 2011 at the rate of \$10/day, pending verification by Audra that the violation has been completely corrected, and if not, the fine will continue until corrected. Aaron Dudek SECONDED the motion. The motion (BOD-1011E) was APPROVED (5-0-0).
- Aaron Dudek made a MOTION to waive the fine for account #63291 and send a letter to the resident stating that the trash cans must be picked up by ADS and that 3mil trash bags must be used for trash and clear bags used for recycling. Carol Joseph SECONDED the motion. The motion (BOD-1011F) was APPROVED (5-0-0).
- Aaron Dudek made a MOTION to waive the fine for account #63132 since the violation was corrected. Michael Simmons SECONDED the motion. The motion (BOD-1011G) was APPROVED (5-0-0).
- Aaron Dudek made a MOTION to waive the fine for account #63244 and send a reminder letter to the resident. Carol Joseph SECONDED the motion. The motion (BOD-1011H) was APPROVED (5-0-0).

- Aaron Dudek made a MOTION to not fine account #63134 since the violation was corrected. Carol Joseph SECONDED the motion. The motion (BOD-1011I) was APPROVED (5-0-0).
- Aaron Dudek made a MOTION to waive the fine for account #63074. Carol Joseph SECONDED the motion. The motion (BOD-1011J) was DEFEATED (2-3-0).

At 10:05pm, Aaron Dudek made a MOTION to enter Executive Session for the purposes of discussing violations.

Executive Session was exited at 10:07pm.

- Aaron Dudek made a MOTION to fine account #63074 the amount of \$50. Michael Schimmel SECONDED the motion. The motion (BOD-1011K) was APPROVED (5-0-0).
- Aaron Dudek made a MOTION to waive the fine for account #63223 since the violation regarding the tree in the front yard was corrected. Carol Joseph SECONDED the motion. The motion (BOD-1011L) was APPROVED (5-0-0).
- Aaron Dudek made a MOTION to waive the fine for account #63223 since the violation regarding the grass and weeds was corrected. Michael Schimmel SECONDED the motion. The motion (BOD-1011M) was APPROVED (5-0-0).
- Michael Schimmel made a MOTION to reduce the fine for account #63182 from \$530 to \$400 due to the length of time it took to correct the violation. Aaron Dudek SECONDED the motion. The motion (BOD-1011N) was APPROVED (5-0-0).
- Michael Schimmel made a MOTION that account #63114 must rectify the violation regarding the tree stump by November 10, 2011. Aaron Dudek SECONDED the motion. The motion (BOD-1011N) was APPROVED (5-0-0).

ADJOURN:

The meeting was adjourned at 10:18pm in a MOTION made by Aaron Dudek.

Respectfully submitted,

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

 Date