

Norbeck Hills Homeowners Association
Board of Directors Meeting
2007 Annual Meeting
August 16, 2007
(As Approved at the October 18, 2007 Board of Directors Meeting)

Board Members Present: Barbara Beccles, President
Av Wofsey
Eva Tax

Excused: Louie DiPlacido
Ellsworth Romer

Others Present: Ruchita Patel, Management Agent
Jean Miller
Gracie Bennett
Maureen James
Odessa Henderson
A. M. Goldman, Jr.
Charles Webb
Karl Borst
Jay (a homeowner)
Demitry E (a homeowner)
Folly Kuevey
63 homes represented by proxy

Call to Order

The meeting was called to order at 1906. Barbara Beccles called to order the continuation of the Annual Meeting which was attempted in June but there was not a numerical quorum of homeowners in attendance. The first order of business is to elect a homeowner into the one position that is open. The two homeowners running for the position are Av Wofsey and Folly Kuevey. Each person will have five minutes to make any statement of position they would like to make. Barbara asked for three volunteers from the attending homeowners to be the election counters. The following homeowners volunteered: Alfred Goldman, Tim Martin and Raymond Viveur.

Folly Kuevey of 17424 Gallagher Way introduced himself and has been a resident since June, 2004. He was a previous member of the Board and his background is in finance; an accounting degree in finance and a degree in business administration. He is always interested in savings. He was previously on the Budget Committee for Norbeck Hills. He was voted off the Board. He wants to, again, assist in watching his/our investments in Norbeck Hills.

Av Wofsey has been a homeowner since 1988 on Sandy Knoll Drive and on the Board for two years. His background is Law Enforcement and has a degree in Government and Criminal Justice. Has been involved with the clean-up and the children in the community. He now works at Redland Middle School. His theory is to keep up the Community to have it looking good all the time. He does favor the swim team. Mr. Wofsey was born and raised in Kensington and has seen a lot of changes over the years.

The minutes of the Annual meetings dated July 21, 2005 and September 21, 2006 has never been formally approved. Av Wofsey made a motion to approve the minutes as written for the Annual meetings in 2005 and 2006. Eva seconded the motion. It's been properly moved and seconded that we approve the Annual meeting minutes of July 21, 2005 and Annual meeting minutes for September 21, 2006. Nine approved and one opposed because it was not done when it should have been.

David Legge, our auditor of Schreiner, Legge and Company was introduced to present and answer questions of the 2006 audit report.

The Association had a pay down of accounts payable as well as payments of the member's outstanding assessments at year end which made a positive increase in the reserves. Total revenue increased by about \$30,000 which was the increase in owner's assessments. All other categories pretty much stayed the same. Expenditures increased significantly mainly because of the replacement expenditures. Compared to a good number of other Associations, Norbeck Hills is significantly better than most.

Av Wofsey made a motion that we approve the 2006 audit as presented by Mr. Legge. Eva Tax seconded it. Motion was passed unanimously.

Av Wofsey was re-elected to the Board.

Pool

Martin, Area Supervisor and Scott Vincent of RSV Pools were present to address questions regarding the pool. Maureen James brought up that we have had substitute lifeguards. She asked to please be sure they know the rules of our pool. A substitute lifeguard led some children onto the tennis court which is off limits. The lifeguard was unaware of this rule.

Av Wofsey asked if there has to be a manager on the premises at all times. It is a pool operator that has to be within 20 minutes of the facility. A hole was found to be undetected for about a year. He would like to see a manager/pool operator keep a log of when he/she was there and when he/she left. We need to address the policy for pool rentals. Lastly, the lifeguards should not live in the community. Supervisor field reports have begun.

Homeowners Forum

Jean Miller wanted to alert homeowners to leave their front porch light on. Kids actually defecated on a porch of her neighbor. A police report was made and kid(s) were caught.

Barbara Beccles encouraged kids not to leave their bikes in front yard. They have been stolen. No Parking signs have been installed on Macduff at the handicapped side walk out to the street. Feedback on the dog defecation stations is favorable.

A concern came up of a home possibly doing drug sales and/or prostitution.

Demetry E suggested motion lights around homes. Mr. E wanted to report vehicle(s) parked on Macduff for a long time and not moving.

Arthur Goldman suggested that we keep our doors locked at all times, including garage doors.

Adjournment

The meeting was adjourned at 2041.

Submitted by Eva Tax, Secretary