

Norbeck Hills Homeowners Association
Board of Directors Meeting
August 16, 2012
(Approved at the October 18, 2012 Board of Directors Meeting)

Board Members Present: Barbara Beccles, President
Av Wofsey
EvaTax
Jacque Labovitz

Others Present: Ruchita Patel, TMGA Agent

Call to Order:

The regularly scheduled meeting was called to order by Barbara Beccles at 7:20 pm.

Homeowners Forum:

The homeowners forum was suspended in favor of the audit report presented by David Legge.

Audit Report:

The report reflected the following:

- 1) An excess in reserves made possible by active collection of some delinquent assessments.
- 2) Lower snow removal costs as a result of a lighter winter.

Some funds from the reserve account were used for repairs.

There were no material weaknesses and The Management Group Associates is a company that does well in both management and accounting.

Homeowners Forum:

The homeowners forum was then reconvened at 7:37 pm.

Karla Marks stated she agrees with the inspections that have kept our community looking nice and that she has taken care of issues cited on her property. However, her neighbors have some issues that were not cited. She wanted to know if her letter was

the result of an inspection or due to her neighbor's complaint. Ruchita advised that the letters are due to actual inspections of the properties. She has to verify all complaints before issuing a letter.

Another homeowner asked about the construction equipment that has begun appearing by the pool. It was stated that the equipment is for use in constructing a drainage project for the Intercounty Connector.

The homeowners forum was closed at 7:50 pm.

Audit Report:

The Board voted unanimously to approve the draft audit report presented by Mr. Legge.

Minutes:

The minutes of the June 21, 2012 meeting were approved as submitted.

AECC:

All change requests were approved as submitted.

Grounds Committee:

The Board voted to proceed with tree removals and replacements in accordance with the bid from Goshen Enterprises.

Turf: Mainscapes recommends adding phosphorous to the common areas on Longview Lane, Boastfield Lane, Cannes Lane and the single family circles.

The common area next to 4414 Cannes Lane has an erosion problem for which the Board voted to proceed with the bid from Goshen Enterprises.

There is a retaining wall in need of repairs on Gallagher Way. The Board voted unanimously to proceed with Knoble, Inc.'s proposal to install a concrete block wall.

Legal:

The Board discussed the Court of Appeals ruling which makes the Association strictly liable for pit bull attacks that occur on common areas. Their consensus was that a rule

should be enacted to ban pit bulls entirely from the community or to allow them only if properly restrained. The Board directed Ruchita Patel to include an article in the next newsletter to solicit feedback from the community regarding whether to allow pit bulls or to ban them. Jack McCabe, the Association's attorney, will be requested to draft a rule regarding pit bulls that the Board will consider in conjunction with all feedback received.

Budget:

The proposed budget for 2013 was approved as submitted for distribution to the community for review.

There being no further business before the Board, the meeting was adjourned at 8:22 pm.