

Norbeck Hills Homeowners Association
Board Meeting Minutes
August 18, 2011

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

Others Present: Ruchita Patel, Management Agent

Call to Order – The meeting was called to order at 7:16 p.m.

Auditor Report - The auditor's report was presented by Craig Brogan. He noted that the audit went very well. There is a \$55,575 deficit this year which may be pared down next year. We encourage those who are in arrears to pay what they can.

Pool Water Meter - On a positive note, it was found that WSSC had installed the pool water meter backward. After repeated requests WSSC has finally corrected the installation. However, they have not adjusted for prior year's billings.

Meeting Minutes - The minutes of the June 16, 2011 meeting were approved as written. All members were in favor.

Americans with Disabilities Act – The Americans with Disabilities Act (ADA) has reportedly been updated. We are waiting for the County's interpretation of the Act to see what improvements need to be performed at the pool i.e. with the ramps, etc.

Modifications – The following is a list of applications submitted to the Architectural and Environmental Control Committee: 4515 Boastfield Lane, 4545 Boastfield Lane, 4431 Cannes Lane, 17514 Gallagher Way, 2 Hines Court, 17500 Longview Lane, 17612 Longview Lane, 17301 MacDuff Avenue, and 4308 Scotch Meadow Court which all were approved.

Trashcan Replacement – The Board approved the replacement of the trashcan with no lid located on Fishermans Court at a cost of \$875.

Pool Asphalt Repairs – The Board decided to hold off on asphalt repairs at the pool with the exception of a low spot by the emergency gate.

Vandalism – The Board voted to remove a slide, damaged by vandals, from the tot lot.

Audit Firm – The Board advised that they will continue to use their current auditing firm, LarsonAllen, LLP.

Security Patrols - The Board voted to increase the security budget, but have coverage for three nights per week. Ruchita Patel stated that coverage would be more effective by increasing the days, but decreasing coverage during colder weather when fewer incidents occur. The amount of coverage and when services are provided may require tracking to stay within the budget.

Management Contract - The Management Group Associates (TMGA), our current management company, presented the Board with a proposed a 3% increase. Following discussion, the Board approved a contract extension with T.M.G.A. for four years with a 2% increase per year.

2012 Budget - Having held assessment increases at bay for many years and in light of this year's deficit, the Board voted to increase monthly assessments for townhomes to \$81.80 and for single family homes to \$55.20.

Pool Hour Revision - Also, to keep expenses down the Board voted to revise the time that the pool opens. The Board will float a revised opening time of 12:00 p.m. vs. 11:00 a.m. in order to save money.

Adjournment - The meeting was adjourned at 8:25 p.m. All members were in favor.