

Norbeck Hills Homeowners Association
Board of Directors Meeting
February 10, 2011
(Approved at the June 16, 2011 Board of Directors Meeting)

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 7:10 pm by Board President Barbara Beccles.

Homeowners Forum:

Homeowners complained of tire slashings that occurred in the townhouse area earlier in the week. Ruchita reported the problem to the Montgomery County Police. Due to cost limitations our security force patrols on a random basis viz a viz 24/7.

There is also a problem with animal control as our development abuts wooded areas populated by feral cats among other animals. It was noted that neither Animal Control nor the Humane Society will trap.

Homeowners also complained of snow clearing problems during the recent storms. Snow removal crews were piling snow into empty parking spaces and not clearing around the mailboxes. Ruchita reported that the contractor had been advised to use a bobcat to pile snow in the common areas.

Heidi Emmer opened a discussion to obtain authorization for a home based business. Following a discussion of the legal requirements and limitations, the matter was held in abeyance until the county approves. As the proposed business involves childcare the homeowner was advised of the AECC guidelines for fencing etc.

Cindy Barr was represented by her father who appealed her assessment for trashcans left in front of her house on Boastfield Lane. Ms. Barr has been in Japan and they do not know who left the trashcans. All fees were waived.

The Homeowners Forum was closed at 7:35 pm.

Board Meeting:

Minutes:

The minutes were approved as submitted.

The Board discussed the Martin home on Gallagher Way which was cited for a black storm door which does not meet AECC guidelines. The Board decided that the door must be painted.

RSV Pools will replace the pool filters in accordance with their proposal.

The existing pool rules were extended for the 2011 season.

All AECC changes as presented to the Board were approved.

Boastfield Lane landscaping was approved for \$1,400 with the remainder for discussion at the April meeting.

The Montgomery County Police have arrested a suspect in connection with a recent spate of burglaries.

Steve Wolf's resignation as Treasurer was accepted. His office shall remain open until his term expires in June.

The Board approved a proposal to revoke reserved parking spaces for residents two months or more in arrears on their assessments with the addition of those cited for AECC violations who have received three letters with no response or correction.

Pool furniture will be repaired or replaced as needed.

Joe Baker's case has gone to CCOC. He has indicated that he sees no sense in mediation.

The meeting was adjourned at 8:00 pm.