

Norbeck Hills Homeowners Association
Board of Directors Meeting
February 26, 2015
(Approved at the June 18, 2015 Board of Directors Meeting)

Board Members Present: Barbara Beccles
 Av Wofsey
 Eva Tax

Board Members Absent: Jacque Labovitz
 Troy MacDonald

Others Present: Ruchita Patel, TMGA
 Archer Crebbs
 Susan Valverde

Swim Team Discussion

Susan Valverde advised that no plans had yet been finalized for the 20th anniversary celebration for the Swim Team. They will have 3 new coaches this year. Ruchita Patel asked her to remind them to put the keys back in the lockbox if they remove them for any reason.

Susan Valverde advised that the Swim Team will be giving the Board members 20th anniversary commemorative caps.

The Board reviewed with Susan Valverde a few issues that were agreed upon last year for better communication between the Swim Team and Board and improved operation of the pool. The Swim Team members and their parents must leave the pool facility at the end of practice and sign back in. In addition, they must leave the pool 30 minutes before it is due to open for the day. The Board asked Susan to ensure that the Swim Team schedule, including social events, is sent to TMGA and RSV Pools and posted at the pool.

Susan Valverde asked if the tennis court could be used for Swim Team events, and the Board agreed provided that proper shoes were used.

Homeowner Forum

Av Wofsey advised that the Neighborhood Watch sign on Cashell Road had been knocked down and the remaining post was a safety hazard. Archer Crebbs advised that he would put in a call to the County to have this fixed as soon as possible.

The Board requested that an article be included in the next newsletter that dogs cannot be off their owner's property without a leash.

Board Member Arrival

Eva Tax arrived at 7:43 p.m.

Call to Order

The Board meeting was called to order at 7:45 p.m. by Barbara Beccles.

Minutes

Eva Tax moved to approve the minutes of the October 25, 2014 Board of Directors meeting as written. The motion was seconded by Av Wofsey and passed unanimously.

GOCA

Av Wofsey advised that the issue of speed cameras was discussed at length at the last GOCA meeting.

Pool and Swim Team

Eva Tax moved to send out the pool pass mailing with no changes. The motion was seconded by Av Wofsey and passed unanimously.

Eva Tax moved to approve the renewal pool management contract proposal submitted by RSV Pools for 2015-2017 at an annual cost of \$54,084 (2015), \$52,092 (\$2016) and \$52,584 (2017). The motion was seconded by Av Wofsey and passed unanimously.

Eva Tax moved to approve the proposal submitted by RSV Pools for the County mandated repairs at a cost of \$4,060. The motion was seconded by Av Wofsey and passed unanimously.

The Board’s consensus was to defer white coating the pool, replacing the coping stones and recaulking until the fall. This matter will be reviewed again in October.

Eva Tax moved to accept the bid submitted by Criterion to restrap several pieces of furniture for a cost of \$618.52. The motion was seconded by Av Wofsey and passed unanimously.

Eva Tax moved to allocate an amount not to exceed \$2,000 to replace the pump room doors and to award this contract to the lowest bidder. The motion was seconded by Av Wofsey and passed unanimously.

Eva Tax moved to award a contract to TMG Maintenance to replace the pavilion fans for a cost of \$1,175. The motion was seconded by Av Wofsey and passed unanimously.

Eva Tax moved to approve the proposal submitted by Long Fence to repair the baby pool gate for a cost of \$933. The motion was seconded by Av Wofsey and passed unanimously.

AECC

Eva Tax moved to affirm the AECC’s decisions on the following applications:

Name/Address	Modification	Status
Oleksa, 17506 Longview Lane	New Deck	Approved
Wilson, 17613 Goose Creek	Basement slider/2 basement windows	Approved
McCullough, 4502 Jenner Court	New front door/storm door	Approved
Dadourian, 4415 Cannes Lane	New fence in back yard	Approved
Reilly, 4514 Jenner Court	New windows and sliding doors	Approved

The motion was seconded by Av Wofsey and passed unanimously.

Grounds

Av Wofsey moved to approve the proposal submitted by PGC Landscapes to prune 11-15 Pin Oak trees for a cost of \$300 each. The motion was seconded by Eva Tax and passed unanimously.

Barbara Beccles asked that PGC also look at the pine trees behind her house for needed pruning or removal.

Eva Tax moved to approve the proposal from PGC to use Holganix for a cost of \$2,700 annually. The motion was seconded by Av Wofsey and passed unanimously.

2014 Audit/Tax Preparation Proposal

Eva Tax moved to approve the proposal submitted by Clifton Larson Allen to provide audit and tax preparation services for fiscal years 2014-2016 at a cost of \$3,300 (2014), \$3,400 (2015) and \$3,500 (2015). The motion was seconded by Av Wofsey and passed unanimously.

Reserve Study Update

Eva Tax moved to accept the proposal from Miller Dodson Associates to update the reserve study for a cost of \$3,190. The motion was seconded by Av Wofsey and passed unanimously.

Tot Lot Resurfacing

Eva Tax moved to award a contract to Metro Recreation to resurface the tot lots for a cost not to exceed \$2,000. As much surfacing material as can be added for that amount of funding should be used.

Vehicle Rules

The Board's consensus was to table further discussion on this matter indefinitely.

Asphalt and Concrete Repairs

Archer Crebbs advised that he was in the process of obtaining two more bids for this work.

Barbara Beccles advised that the concrete in front of her house had lifted. Archer Crebbs stated that it may heave in the wintertime, but he will check it in the spring.

Adjournment

Eva Tax moved to adjourn the meeting at 8:15 p.m. The motion was seconded by Av Wofsey and passed unanimously.

Submitted by,

Ruchita Patel, The Management Group Associates