

Norbeck Hills Homeowners Association
Board of Directors Meeting
January 18, 2007
(As Approved by the Board of Directors at the March 15, 2007 Meeting)

Board Members Present: Barbara Beccles, President
 Louie DiPlacido
 Ellsworth Romer
 Eva Tax
 Av Wofsey

Others Present: Ruchita Patel, Management Agent
 Odessa S. Henderson
 Ingrid Romer
 Folly Kuevey

Call to Order

The meeting was called to order at 7:08 pm. Barbara Beccles thanked the homeowners for coming and wished everyone a Happy New Year and looking forward to having a productive year. explained that after the Homeowners Forum the Board would go into a Board of Directors meeting to discuss other issues on the agenda. As always, during the Homeowners Forum, each homeowner has 3 minutes to state their concerns/compliments and the Board will respond likewise. If time allows we will go back and have further discussion. The meeting will be conducted in an agreeable manner even though we may agree to disagree.

Homeowners Forum

Ingrid Romer stated that she feels that there are kids that walk dogs and may not be aware of the law about picking up after and having them on a leash. She also wanted to let us know of vehicles that have been parked on MacDuff for awhile with out being moved. Ruchita would like to know the makes and model of the vehicles so she could check on them with the police department. Ingrid also stated that there has been a construction trailer that has been sitting for a long time. Technically, vehicles on a county road should be moved every 48 hours but the feeling is that it has not been enforced. It was stated that if the vehicle has up to date tags and it belongs to someone in the neighborhood, the police will not touch it. It is though a different story if the tag has expired. Ingrid asked if we were up to date with the membership fee for GOCA. Ruchita stated that we were but will follow up with them.

Odessa Henderson made a comment about the inconsistencies in the community. An example was that it appears that homeowners could paint their homes without turning in an AECC application. She had someone who was going to do work for her but because she didn't have an AECC approval the contractor would not do it. She stated that sometimes if someone could get a deal to have a job done "today", the paperwork could hinder that process (not to say we shouldn't have the paperwork). Maybe the homeowner could call the Association/Board member and state what the job to be done is, they could approve it and get the forms in after the fact. Odessa wanted to thank whoever was responsible for sending out the payment booklet with return envelopes included. Ruchita was able to get that at no extra charge to the Association. Lastly, the trash contractor has been doing a great job!

Folly Kuevey pointed out that in the minutes of November 16, 2006, page 3; there is a stand alone statement about him with no explanation before or after leading up to it. Barbara Beccles stated that it is self explanatory. In recollection of that evening, Mr. Kuevey was refusing to abide by time limits and to yield the floor. Finally, warned that if he did not settle down he would be escorted out of the meeting. Mr. Kuevey felt that whatever ensued around that statement should be included in the minutes.

Mr. Kuevey asked about snow removal. His concern is to minimize the cost. How does the contractor know when to start removal? Ruchita stated that the contractor does not come out until there is 2 ½ inch accumulation. There is constant communication with the contractor in case there is ice/snow mix.

The Homeowners Forum had to be cut short because of overbooking the room. Barbara asked for the attendees' indulgence.

Board Meeting

A discussion ensued about tape recording of a Board meeting by an attendee. After correspondence from Jack McCabe, Association Attorney, a policy was drafted for approval by the Board of Directors.

Barbara Beccles entertained a motion to adopt as policy governing Board meetings of Norbeck Hills Homeowners Association the document "Recording of Meetings" as presented in draft form from John McCabe, Jr., Association Attorney.

The motion was seconded by Eva Tax and passed unanimously.

Ruchita suggested adopting a Code of Conduct for meetings.

Av Wofsey made a motion to approve the Treasurer's report.

Eva Tax made a motion to approve the minutes from June 15, 2006 and July 20, 2006 as written. November 16, 2006 minutes be approved with the following addition:

On page 3 after the statement that reads: "Barbara Beccles warned Folly Kuevey that if he did not settle down, he would be requested to leave the meeting"

ADD

Folly Kuevey's warning was based on interfering with the conduct of the meeting, and dominating the discussion. He did not sit down when requested by Barbara Beccles.

The motion was seconded by Ellsworth Romer and passed unanimously.

After a brief discussion a motion was made by Av Wofsey to award the contract to repair / replace the pool furniture to Criterion as written, in the amount of \$3,752.43.

The motion was seconded by Eva Tax and passed unanimously.

AECC Report

A motion was made that the deck built on the side of 17215 ????? is denied as stated in the AECC Guidelines. The playhouse is approved.

The motion was seconded by Ellsworth Romer and passed unanimously.

Kim, 4536 Boastfield Lane – keep existing security door – Approved with stipulation that if changed, new door has to be in compliance with guidelines.

Morris, 4543 Boastfield Lane – Keep existing iron railing – Approved as stated.

Williams, 17624 Longview Lane – keep existing shed and install 6’ stockade fence – Approved as stated

Jablonski, 17317 Sandy Knoll Drive – Keep existing flagstone lead walk – Approved as stated.

Bradley, 17320 Sandy Knoll Drive – Allow existing address numbers and bench to remain – Approved as stated.

17506 Longview Lane – replace roof and siding – Approved as stated

Homeowner Association Insurance Renewal – State Farm Insurance

- Coverage for buildings and structures, i.e., pool house, signs. Currently valued at \$332,000 increase coverage to \$351,000
- Fidelity Dishonesty coverage on Board members presently 10,000 increase to 250,000 and Property Management increase to \$100,000.
- Add Workers Compensation for Volunteers

This would increase insurance premium by \$221.00 for a total of \$5,806.00

Barbara Beccles made a motion to approve the increase in the Homeowner Association Insurance Renewal with State Farm Insurance as stated.

The motion was seconded by Av Wofsey and passed unanimously.

Treasurer’s Report

Delinquencies – Barbara Beccles made a motion to move forward to the next step on each of the delinquent homeowners.

The motion was seconded by Av Wofsey and passed unanimously.

Adjournment

The meeting was adjourned at 9:25 pm.

Submitted by Eva Tax, Secretary