

Norbeck Hills Homeowners Association
Board of Directors Meeting
January 19, 2012
(Approved at the February 16, 2012 Board of Directors Meeting)

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

Others Present: Ruchita Patel, Management Agent
 Jean Miller
 Rosalind Chavis

Call to Order

The meeting was called to order at 7:05 p.m. by Barbara Beccles.

Homeowner Forum

Jean Miller of Longview Lane reported problems that she had noticed with neighbors parking in other residents' assigned parking spaces and with vehicles being parked in fire lanes. Ruchita Patel will send letters to the individuals who are reportedly parking in violation of the vehicle rules, send a mailing to all residents of Longview Lane and include a reminder in the next newsletter about parking and speeding.

Rosalind Chavis reported that Potomac Disposal is collecting trash later than in the past, instead of first thing in the morning. When asked, their crews advised that another community had been added to their route before Norbeck Hills. The Board asked Ruchita Patel to request that Norbeck Hills' trash be picked up first on the route again.

The Board asked that the commercial vehicles being parked on MacDuff Avenue be ticketed by the Police. They noted that this is once again becoming a problem.

Rosalind Chavis asked that the low spot at the curb by her reserved parking space be inspected for possible repair.

Minutes

The minutes of the November 1, 2011 Board of Directors meeting were approved unanimously by the Board.

Pool Contract

The Board discussed whether to keep the pool operating schedule the same as for 2011 or to reduce the schedule by one hour per day to save money. After discussion, the Board voted to approve a pool management contract with RSV Pools for a total cost not to exceed \$50,480. This assumes that the schedule will be reduced by one hour per day during weekdays only. In addition, the Board's consensus was to open the pool 30 minutes later and close 30 minutes earlier than in the past on weekdays to account for the one hour reduction in schedule.

Architectural Change Requests

The Board voted to approve the architectural change requests that had been submitted since the November 1, 2011 Board meeting was held. In addition, the Board voted to approve the application submitted by the owners of 4409 Clifton Spring Court for the installation of a flagstone and brick paver landing in front of the home. This application was submitted after the management report was prepared.

Pool Pavilion Repairs

The Board reviewed several proposals to repair the soffit on the pool pavilion, which was not securely fastened to the structure. They voted to approve the proposal submitted by Gardeners for a cost of \$1,224.

Adjournment

The meeting was adjourned at 8:30 p.m.

Submitted by,

Ruchita Patel, The Management Group Associates