

Norbeck Hills Homeowners Association
Board of Directors Meeting

E
A

h Romer
va Tax
v Wofsey
Sheila Wright

Others Present: Ruchita Patel, Management Agent
Louie DiPlacido
Maureen James
Folly Kuevey

Call to Order

The meeting was called to order at 7:00 p.m. by Board President Barbara Beccles.

Homeowner Forum

A homeowner reported that, at the intersection of MacDuff Avenue and Fishermans Court and at MacDuff Avenue and Cannes Lane, there were some abandoned automobiles. Ruchita Patel will report these to Montgomery County.

Louie DiPlacido stated that, in his opinion, he believes that the Finance Committee is a watchdog over the Board of Directors and that it should be reinstated. Members of the current Board were on the previous Board of Directors that approved the construction of a pavilion at the pool. He believes that a Finance Committee would serve to control irresponsible spending by the Board.

Louie DiPlacido stated his concerns regarding the sea-coaming work that was done. In his opinion, the joint between the concrete curb and gutter should also have been crackfilled. Ruchita Patel explained why this is not done as regular practice.

Louie DiPlacido stated that the Board should not act independently of other people. The current Board does not appear to be oriented toward conserving money. He also stated his belief that the Board's activities should be transparent and that the Board should obtain community feedback on its decisions.

Folly Kuevey requested that the Board reconsider its decision to dissolve the Finance Committee. He stated that assessment increases are caused when the reserve funds are depleted. If there is no oversight, then the reserve fund would be unnecessarily depleted. He advised that he had sent the Board a letter in November 2005 about a transfer from the reserve fund, but had never received a response. In this letter, he reportedly stated his concerns regarding expenses that were supposed to have been reclassified to reserves, and funds that were not supposed to

have been transferred from reserves. He stated that he eventually found the answers to his questions when he reviewed the Association's files at TMGA's offices.

In response to a suggestion raised by a homeowner, the Board requested Ruchita Patel to obtain the price for two meeting signs.

Meeting Minutes

The minutes of the May 18, 2006 Board of Directors meeting were amended and approved by the Board of Directors.

Committee Reports

a. Swim Team

Maureen James provided a report on the swim team's activities over the past month. The Board requested that the swim team help with the clean-up day.

b. Pool Committee

The Board requested that RSV Pools enforce against skateboarding on the tennis courts, which has become a growing problem. In addition, they should advise the Board through TMGA whenever there is vandalism at the pool so that the Board can track this with security. Ruchita Patel advised that she had requested RSV Pools to comment on the repairs to the pool scheduled as per the reserve study and will provide their response upon receipt.

c. AECC

The Board approved the application submitted by the owners of 4408 Cannes Lane to install a shed, provided that the homeowner also has a 6' fence.

The Board approved the application submitted by the owners of 4305 Sir Walter Road to install a solar panel, but to be conscious of glare created by this panel.

The Board approved the application submitted by the owners of 17424 Gallagher Way to install a fence.

The Board deferred a decision regarding whether to allow the front door at 2 Hines Court to remain, pending an inspection by each Board member. If the Board finds that this door is acceptable, the AECC guidelines will be updated to reflect this. Ruchita Patel advised that a similar wooden door had been installed by a resident of Sandy Knoll Drive in the townhome section. The Board suggested that this homeowner be asked to submit an Architectural Change Request for review by the AECC.

The Board discussed the fences installed by the owners of 4502 and 4504 Cannes Lane on what appeared to be common area. Ruchita Patel advised that it would be very expensive to proceed with further action unless the Board was certain that these fences were installed on common area. Ellsworth Romer and Barbara Beccles advised that, when the owner of 4500 Cannes Lane installed her fence, she surveyed her property line and installed the fence along the property line. Ruchita Patel will check whether the rear boundary lines for all townhomes in this row run in a straight line to determine whether the fences at 4502 and 4504 Cannes Lane are on common area. If so, she will forward this information to the homeowners.

d. Grounds Committee

The community clean-up day was scheduled for July 15, 2006. The Board requested that Jon Smith pick up any trash not picked up by Potomac Disposal on the Monday following clean-up day.

The Board reviewed the information provided by MainScapes regarding the application of Merit to control Japanese beetles. They requested that MainScapes inspect the community on or around July 4, 2006 and provide a proposal to apply Merit based on their findings.

e. GOCA

No report.

f. Newsletter

No report.

g. Website

Barbara Beccles stated that she had reviewed the website and it was very easy to read and well put together.

h. Financials

The Board requested that David Legge of Schreiner, Legge & Company be invited to attend the July meeting to review the audit. Approval of the audit and a discussion regarding whether to transfer the year end excess was deferred until the July meeting.

New Business

The Board discussed what to do about the parking fingers throughout the community where grass would not grow due to the presence of the oak trees and other factors. Ruchita Patel advised that, in other communities that she manages, she has installed liriopie in the parking fingers to

serve as a spreading ground cover. Sheila Wright volunteered to inspect a sample area in Longmead Crossing and report on her findings.

Old Business

The Board requested Ruchita Patel to follow up with Jeff Chavis regarding his recommendations for updating the AECC guidelines. Eva Tax volunteered again to assist with this process and requested a copy of the legal documents and rules and regulations.

Ruchita Patel reminded the Board that she would not be present at the August meeting due to her sister's wedding in Egypt. She will arrange for another manager to cover the meeting.

Adjournment

The meeting was adjourned at approximately 9:00 p.m.

Submitted by Ruchita Patel, The Management Group Associates

RP/vl

NH – III6, III6c