

Norbeck Hills Homeowners Association
Board of Directors Meeting
June 16, 2011
(Approved at the August 18, 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 7:00 p.m. by Board President Barbara Beccles.

There was an insufficient number of homeowners present to meet the quorum requirement for an Annual Meeting. A motion was made and approved to reschedule the Annual Meeting for August 18, 2011.

Homeowners Forum - The Homeowners Forum was opened at 7:10 p.m.

Jeff Chaves stated his concerns about parking space revocations in the townhome parking lots for non-payment of assessments. Jeff wanted to know what was being done to enforce the issue amongst the single family homes. Av explained that we have options such as suspending trash pick-ups and placing liens on properties. Barbara remarked that it is vital to keep communications open with Ruchita. Pay whatever you can. Delinquencies are up and now represent 11% of the Norbeck Hills Homeowners Association total operating budget. They used to account for only 4.5% of the budget.

It was mentioned that Tru-Green will give Norbeck Hills homeowners a discount on lawn services in response to a complaint about losing pool passes for lawn conditions. Barbara noted that the community needs to see a homeowner is acting in a progressive manner. Av recommended using Speed Zone on lawns. Zero scaping was a suggestion from the floor. It works with shrubs that require no water or extra care, but would require AECC approval.

Another homeowner complained about odors from trash bins.

The Anacondas swim team is continuing with Susan Valverde at the helm.

The flag pole at the pool is broken. We have a proposal for the concrete work, but then will have to find a new pole. One parent contacted a contractor without coming before the Board first as advised. She accused Ruchita of not returning her calls though she never asked.

The Homeowners Forum closed at 8:05 pm.

Meeting Minutes - The minutes of the February 10, 2011 meeting were approved as submitted.

Tennis Courts - Outside pool members were approved to use the tennis courts.

Treasurer's Report - Put UBS \$94,751 into a CD. \$8,400 plus Capital 1 into four CD's to permit insured liquidity as needed with \$20,000 into a savings account.

Other Issues

- We will work to plan a community clean-up day.
- The Headens are working on their damaged front walk. Therefore, they will receive their pool passes.

Adjournment - The meeting was adjourned at 8:25 p.m.