

Norbeck Hills Homeowners Association

Meeting Minutes June 17, 2010

(Approved at the August 19, 2010 Board of Directors Meeting)

The meeting was called to order by NHHOA Board of Directors President Barbara Beccles at 7:10 PM on June 17, 2010.

Board Members present included:

- Barbara Beccles
- Av Wofsey
- Steve Wolf
- Eva Tax
- Jacque Labovitz

Miscellaneous:

The minutes of the April 22, 2010 meeting were approved as presented.

There were not enough homeowners present to satisfy the requirement for a quorum for the annual meeting. Therefore, the motion was made and passed to postpone the annual meeting to August 19, 2010.

Jay Lozier reported on the swim team. The season starts June 19, with less participants than in previous years. The reasons are unclear. Participation is open to anyone ages 5 - 18. The swim team will still participate in a community clean-up day on July 17. There was some discussion about a pet swim event the last two hours of the pool season. Discussion was tabled when Av Wofsey raised questions of liability.

The Homeowner Forum portion of the meeting concluded at 7:20 PM.

Board Meeting:

It was agreed that Handyman Maintenance should have placed the trash back on the stoop and not hauled it from the Christian home on Sandy Knoll Dr. Half of the charge therefore will be waived.

All change applications presented by the AECC were approved.

The swim team calendar has been completed and will be posted on the NHHOA website.

Steven Park and Sean Hovec of UBS made a presentation about NHHOA's investments. Condo associations are required to insure their investments. Money markets have no fluctuations but are insured by the FDIC. UBS offers monthly statements. Investments are laddered to give flexibility. Rates are now low but will rise. UBS does not typically broker credit union CDs as they are not as competitive.

UBS works only with banks that are FDIC insured. Barbara Beccles was concerned about Wachovia and Wells Fargo as there have been money laundering charges. Steve stated that they are reputable. Barbara noted that Wachovia had fired its compliance officer.

UBS was approved to handle NHHOA's investments.

Steve Wolf reported on the GOCA meeting. The Safeway will close in December for a year-long renovation to build an upscale store.

There has been discussion about the AECC guidelines and the need to update them to allow current higher quality construction materials. Ruchita Patel will draft new guidelines for discussion at the next meeting.

It was noted that Maryland law now allows clotheslines. Ruchita Patel will draft guidelines for clotheslines to allow them in backyards from 7 AM - 7 PM. They must be a line and not a pulley.

A request for proposal for lighting at the Longview Lane tot lot will be prepared as soon as possible.

There is a requirement to overlay the parking areas in the townhouses. The bids have come in higher than anticipated. It may be necessary to increase the assessment to finance the work. Concrete staining is considered for permanence. Ruchita will arrange financing.

The meeting was adjourned at 9 PM.