

Norbeck Hills Homeowners Association

Board of Directors Meeting

March 15, 2007

(As Amended and Approved at the May 17, 2007 Board of Directors Meeting)

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

Excused: Av Wofsey

Others Present: Ruchita Patel, Management Agent
Odessa S. Henderson
Edna O. Woodard
Jean and Frank Pannoni
Gracie Bennett
Alfred Goldman
Jean and John Miller
Ann Roldan
Christine Sinclair
Ingrid Romer
Sharon Morris
Carrie Headen
Maureen James
Folly Kuevey

Call to Order

The meeting was called to order at 7:06 pm. Barbara Beccles thanked the homeowners for attending. It was explained that after the Homeowners Forum the Board would go into a Board of Directors meeting to discuss the business 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 come back and have further discussion on the issues/concerns. The meeting will be conducted in an agreeable manner even though we may agree to disagree.

Homeowners Forum

Jean Pannoni stated that the mailboxes in the town home sections are in deplorable condition. Ruchita answered that she has been in contact with Mr. Bill Carney at the Post Office for the last year and one half. They have a limited budget and if the mailboxes are not leaking or stuck they cannot do anything. What he has committed to do, in the Spring, is paint them. Ruchita will continue to follow up with him. Mrs. Pannoni also brought up that the snow around the mailboxes has not been cleared and is very unsafe.

Frank Pannoni cuts the grass around his home along with some common area because he lives in an end unit. His concern is that the common area is not being seeded enough. There are bare spots. Ruchita will make a point to the landscaping contractor.

Ann Roldan was asked by Barbara Beccles to call the street captains and ask them to report about the snow removal in their areas. Hines Ct. area reported that this last snow/ice storm, after

homeowners shoveled their parking spaces the plow came and pushed the snow back into their spaces. Cannes Lane reported that when the snow was plowed, the contractor would push the

individuals walking, or vehicles not being able to see oncoming traffic. Louie took it upon himself to call the county about the trees along the streets in the single family areas. They said that they would be able to get to them in July or after when the new budget comes out. Ruchita followed up with the county and sent them a detailed letter along with specific street names that are involved. We will wait and see if the county comes through. Let it be known that the trees to be trimmed are not located on private property but they are the trees that are located between the sidewalks and curb which is called an easement.

Board Meeting

The minutes of January 18, 2007 were approved as written. Louie DiPlacido abstained. The approval of the minutes dated February 15, 2007 was deferred to the next meeting for approval after adding the following:

Regarding the approval of the side deck (page 1) at 17215 Sandy Knoll, Louie DiPlacido wanted to include the wording:

“The deck was approved as stated in the minutes but future decks will not be approved unless it complies with the Association guidelines. This is stated so it does not look like we are showing favoritism.”

Concerning Mr. F. Kuevey’s letter (17424 Gallagher Way) to the auditors (last item in the minutes), Louis DiPlacido is adding the following: “It should be understood that Mr. Kuevey’s letter to the auditors of the Association did not include any claim “directly or indirectly” that he was a member of the Board or speaking in behalf of the board, but instead as a private homeowner concerned about our community. He did not attempt to do business on our behalf.”

Swim Team Report

Maureen James thanked the Board for publishing the flyer with the registration / sign-up dates for the swim team. She presented a draft calendar. There are 2 Wednesdays that would affect early pool closings and 2 Saturdays that may delay the pool opening about ½ hour. She will be sure that this will be well publicized in advance of those dates. Outside memberships should ask for Victoria or Ruchita when calling the Management Group.

GOCA

Ruchita would you please help on this... Ingrid Romer reported

Newsletter

The deadline for submission of articles is April 15th.

AECC Report

4404 Cannes Lane – Install 6’ fence and replace walkway and steps in front of house. Color of pavers to be neutral.

4413 Cannes Lane – Replace front door

4515 Cannes Lane - Replace front door with a dark green one. The faded shutters will be taken care of at the same time.

Ellsworth Romer made a motion to approve the above architectural requests. Eva Tax seconded it. The motion passed unanimously.

Violations

Barbara Beccles

Richardson, 17510 Gallagher Way – Shed is gone. This violation can be closed

Massaro, 17523 Gallagher Way – Send one more letter, give 30 days, and then send to county.

Lehman/Ortega, 4546 Boastfield Lane – Send one more letter, give 30 days, and then send to county.

Ellsworth Romer

Batie, 4419 Cannes Lane
Gwinn, 4427 Cannes Lane
HOC, 4429 Cannes Lane
Waters/Smith, 17417 Gallagher Way
Ryan, 17426 Gallagher Way

Mr. Romer has been unable to view these properties because of late work hours. He will report via email.

These 2 units have been reported by Louie in addition to his list.

17319 Sandy Knoll Dr.

17313 Sandy Knoll Dr.

17526 Macduff Ave.

17311 Sandy Knoll Dr.

Ruchita stated that they now have received their 3 letters.

It was agreed that one (1) more 30-day letter to be in compliance will be sent, and then these will be turned over to the county.

HOC-17327 Sandy Knoll Dr. – turn over to county.

Security

Ellsworth reported that surveillance has been underway regarding the Miller's concern over their punctured tires. Nothing has been found so far. Ellsworth received more information from the Millers and will relay this to the officer.

Treasurer

As of January 31, 07 the balance is \$95,946.86

Reserve Fund: \$128,837.65

January bills paid out: \$16,197.30

End cash available: \$48,578.74

Beginning cash available: \$64,776.04

Snow removal

Light winter last year having spent \$12, 972.50 for snow removal out of \$23,000 available in the budget, leaving an excess of \$10,027.75. Ruchita wanted to know if we wanted to move the excess money to a segregated bank account to use in the future for snow removal so it wouldn't be used for operating expenses.

Ellsworth made a motion to place the excess snow removal moneys in a segregated bank account for future years.

Eva Tax seconded the motion and was passed by a majority of the Board, with Louie DiPlacido voting against.

Asphalt Repairs

Dominion was the only company that sent a cost in the amount of \$3,500. A large amount of this cost is a mobilization cost that you would pay if you had one area or a number of areas.

Barbara made a motion to include in the newsletter that if anyone has issues with areas of ponding water in the parking lots/spaces or any other type of repairs needed please contact

Ruchita of the Management Group. With the results from the home owner's response of the newsletter, we will revisit at a future Board meeting.

Eva seconded the motion and was passed by a majority of the Board, with Louie DiPlacido voting against.

Ruchita suggested that the Board meet in the following months: February April May June July September November

Louie made a motion to meet every month except August.

There was no second to the motion, therefore the motion failed.

Ellsworth made a motion that we meet every other month.

Louie's opinion is that the community would be neglected by meeting every other month. It is his feeling that the people in the community want us to be responsible. The homeowners want to be able to speak on their issues not every other month but every month.

Barbara Beccles spoke by saying that she feels that we operate in an efficient and professional manner. We conduct business with the view of the charge that we were given when we were voted into the office to sit on the board. All of us are very conscientious about our duties and responsibilities. At this point and time, meeting every other month would satisfy our needs.

Eva Tax seconded the motion and was passed. Louie DiPlacido strongly opposed.

Pool Furniture Repairs

Ruchita reported that the furniture was delivered yesterday. We are ready for this year.

Tennis Court Resurfacing

Ruchita reported that the work is to be completed end of April beginning of May. The basketball hoop has been removed. The pool company has been notified (only tennis will be played in the tennis courts). A new sign has been ordered for the tennis court gate.

Concrete Repairs

Ruchita reported that there is a minor issue to a repair that the company needs to redo.

Tree Pruning

Ruchita asked Main Scapes to hold off on the single family homes until further notice. They started the pruning on Tuesday elsewhere.

Barbara Beccles opened the meeting to the remaining homeowners for 10 minutes.

Folly Kuevey wanted to know if the \$10,000 excess money to be placed in a segregated bank account will be an interest bearing account.

Ruchita responded: We do not have interest bearing operating accounts but we have earning credits which offset bank fees. We have interest bearing reserve accounts and through December of last year we've earned \$4,040.59 off of \$122,000.00. Mr. Kuevey wanted to know what the \$95,946.86 represents.

Ellsworth responded: It was the balance as of January 31, 2007.

Another homeowner wanted to thank all of the Board members for all they do. She wanted to know that if we will start meeting every other month, will the actions / requests be dealt with in a timely fashion.

Response: Emergencies / requests could be handled through emails so long as there is a majority vote from the Board members. If an emergency arises, we would call a meeting together.
Mr. Goldman asked if we would post a revised schedule of the Board Meetings on the web site.
Response: That will be done.

Adjournment

The meeting was adjourned at 9:42 pm.

Submitted by Eva Tax, Secretary