

Norbeck Hills Homeowners Association
Board of Directors Meeting
May 17, 2007
(As Amended and Approved at the June 14, 2007 Board of Directors Meeting)

Board Members Present: Barbara Beccles, President
 Ellsworth Romer
 Av Wofsey
 Eva Tax

Excused: Louie DiPlacido

Others Present: Ruchita Patel, Management Agent
 Tim Martin – RSV Pools
 Ingrid Romer
 Gracie Bennett
 Eileen DeMarco
 Paul DeMarco
 Jacque Labovitz
 Jean and John Miller
 Karl Borst
 Karyn Williams
 Maureen James
 Folly Kuevey

Call to Order

The meeting was called to order at 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.

Barbara asked that we allow Tim Martin from RSV Pools to state his report before going into the Homeowners Forum.

Swim Team Report

Tim Martin from RSV Pools stated that all the repairs that were approved to be done have been completed.

- Replacement of white coat on the pool
- Replaced the racing lanes
- Installed a new filter tank with all new filter for the replacement set
- The four foot fence behind the diving board was replaced
- The ceiling dry wall in the pump room was falling down. It was removed and now the rafters are showing which does not matter.
- The pool staff this year is pretty much the same except for a new assistant manager which was the head lifeguard last year.
- We passed inspection from the County Health Department for the coming season.

Ruchita stated that apparently the association did not hear of various repairs that were needed until August of last year. She asked that when the RSV representative attends the Board meetings during the season that they give her a call so that any issues / repairs can be placed on the agenda for the Board. Barbara Beccles confirmed with Mr. Martin that RSV Pools was notified that the tennis courts are now strictly for the use of tennis. He was aware. This is for monitoring purposes.

Homeowners Forum

Jacque Labovitz (4220 Sir Walter Rd.) stated that in recent weeks someone has been dumping trash after the trash contractor has picked up. He would come home and find his can emptied but there would be unknown bags with beer cans and such on the other side of their driveway. He has no idea who may be doing this. It was suggested that Mr. Labovitz talk to his surrounding neighbors to see if they may be experiencing the same problem and they could all keep an eye out. This will be mentioned in the next newsletter.

Folly Kuevey (17424 Gallagher Way) thought that there are 2 board member openings. Ruchita answered stating that this year Av Wofsey's term is up. Next year (2008), Barbara Beccles, Eva Tax and Louie DiPlacido's terms are up and in 2009, Ellsworth Romer's term is up. He also wanted to know what was the status of the account for the excess funds from last year. Ruchita answered that she told him what the IRS regulations were and that Mr. Kuevey could dispute it but Association's auditors agreed to it. It so happens that the excess funds were from a mild winter last year but this year with the ice storm we were over budget and the excess was applied. The account had never been opened.

Eileen and Paul DeMarco (17620 Goose Creek Rd.) read an appeal to the AECC's denied request to install a basketball hoop to the roof of the garage. Given the location and surrounding explanations in the appeal, the Board decided to take a look at the residence (Saturday around 1600) before making a final decision.

John and Jean Miller (17641 Longview Lane) reported that the siding was completed. Please come out and re-inspect.

Karyn Williams (17608 Longview Lane) reported that her parking space is one that accumulates water. She asks that her address be placed on the list for repair.

Av Wofsey (17236 Sandy Knoll) wanted to thank everyone for their heartfelt wishes for his son who had been injured while on duty. It will be a slow recovery but he is doing better.

Board Meeting

The minutes from February 15, 2007 are approved as written.

Barbara Beccles amended the minutes of March 15, 2007 to read as follows:

Ruchita made an analysis of how our homeowner's assessments were used and why the town homes pay more. Single family homes - \$49.06 & Townhouses - \$74.25 monthly. There are some areas where the assessments are used equally, i.e., pool, paths. The single family homes are paying .73 less and town home owners are paying about .19 more.

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 majority. Louis DiPlacido was 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 majority. Louis DiPlacido was against.

The minutes of March 15, 2007 are approved unanimously as amended.

Frank and Jean Pannoni were present at the March meeting. Barbara Beccles announced that Mr. Pannoni passed away in April. She sent condolences on behalf of the Board of Directors to the family.

Appeals

Homeowner for 17501 Longview Lane, has rented out his property, appealed the trash violation. A violation letter had been sent to this address because the Association did not have information that the unit was rented out by the homeowner. This appeal is denied.

Two (2) homeowners (17313 Sandy Knoll Dr. and 9 Hines Court) who received towing bills have appealed to be reimbursed for their towed vehicles parked in the pool parking lot. There are 6 signs posted around the pool parking lot stating parking for pool patrons only. These appeals are denied.

Swim Team

Maureen James reported that during the initial registration, 45 children signed up. Up to 100 outside memberships are allowed to join. The swim team is expecting approximately 90 children altogether.

GOCA

Ingrid Romer reported that the 32 acres on Bowie Mill Road was opened for bids again until June/July. They were opposed to some of the things that were planned for the land such as apartments and/or housing. Letters have been written already stating that they were opposed because of location and swamp type lands. Dump trucks for the ICC were not to be coming through the communities but it seems they are because they have been seen in and going through Norbeck Hills.

After Christmas 2007, Cashell Elementary School will be torn down and rebuilt. It will be closed for 1 ½ years.

Newsletter

The newsletter will be included in the Annual Meeting letter.

Website

Karl reported that now the February and March minutes have been approved, as soon as he receives them he will post them.

Maria Wolf has a website named Norbeck Hills.com and ours is Norbeck Hills.org. This could be confusing for homeowners trying to contact the Association / Board members. Barbara will talk to her and ask if she would rename her site.

A motion was made to approve payment to RSV Pools in the amount of \$2,729.90 for the installation of the cartridge filter tank for the main pool and procurement of 1 set of cartridge filters.

Av Wofsey seconded and the motion was passed unanimously.

AECC Report

A motion was made that the 13 AECC requests, approved individually, be approved as stated for the record.

Av Wofsey seconded and the motion was passed unanimously.

17511 Gallagher Way – install new gutters and downspouts.

17324 Sandy Knoll – existing shed – an application was submitted to bring them into compliance

30 Hines Court – Change color of shutters to wedgewood blue and trim to a lighter color (Duron marshmallow).

Stop sign proposal

A proposal was made to do 3 test areas with Pet stations for dog owners to dispose of their dog feces. Selection of station and approval will be emailed by the end of the month.

Clean Up Day

A tentative date is for Saturday, June 23rd. The swim team can place signs and they have volunteered to help clean up.

Ellsworth will organize and take responsibility for getting drinks from McDonalds.

Any visitor parking spaces available is on a first-come first-serve basis.

The Annual meeting will be held on June 14th and if a quorum is not established it will be held in August.

Tree Pruning

County is approved for \$1 million for tree pruning this budget. We will wait until after July 1st to see what the county has to say.

Security

A young man has been arrested and charged with the egging of vehicles on MacDuff. The investigation is ongoing because it is felt that there is more than just the one person. The officers are questioning this person on the tire slashing of the Miller's vehicle. The officers are also checking on the vehicles that have been sitting (abandoned). There are vehicles that are registered in PG County. There is a van whose owner is a wanted felon. He has been deported but is back in the country. The police are continuing to follow up.

Adjournment

The meeting was adjourned at 9:00 pm.

Submitted by Eva Tax, Secretary