

Norbeck Hills Homeowners Association
Board of Directors Meeting
November 1, 2011
(Approved at the January 19, 2012 Board of Directors Meeting)

Board Members Present:

Barbara Beccles, President
Eva Tax
Jacque Labovitz

Board Member Absent:

Av Wofsey

Others Present: Ruchita Patel, Management Agent

Call to Order - The meeting was called to order by Board President, Barbara Beccles, at 7:15 p.m. No homeowners were present.

Meeting Minutes - The minutes of the August 18, 2011 meeting were approved as submitted.

Pool Improvements - RSV submitted a pool repair bid of \$17,236. It was in the same range as other proposals. We have no choice but to proceed with the work in order to be in compliance with the Americans with Disabilities Act and health regulations. Therefore, the Board concluded it would be best to award RSV Pools the contract who have been managing the pool.

Listserv - Ruchita Patel received a letter that community notices on our website are not always effective. Ms. Patel will request e-mail and contact information from the homeowners and residents in order to improve communication.

Architectural Modifications - All architectural changes submitted by homeowners to the Architectural and Environmental Control Committee were approved.

Property Maintenance - Multiple violations have occurred at 4530 Boastfield Lane over the past three years. Ms. Patel suggested revoking the parking privileges for that residence and filing a complaint with the Commission on Common Ownership Communities (C.C.O.C.). Ms. Patel will follow-up on this matter.

Tree Maintenance – The Association received only one viable bid for tree pruning and removal. Since the Association has experience with MainScapes, the Board has authorized MainScapes to proceed with the tree maintenance effective January 1, 2012.

Security Patrol - For budgetary reasons, security patrols will be adjusted in accordance with the Board's previous vote. There will be fewer patrols of the community during the colder months since there is less activity.

2012 Budget - The 2012 operating budget was approved.

Write-Off - The Board agreed to write-off the Gonzalez property from the collection list. The property has been foreclosed and there are no assets to be found. It will be written off the records maintained by The Management Group Associates only.

Adjournment – The meeting was adjourned at 7:55 p.m. All members were in favor.