

Norbeck Hills Home Owners' Association
Meeting Minutes October 15, 2009
(Approved at the January 21, 2010 Board of Directors Meeting)

Meeting was called to order by the NHHOA Board of Directors President Barbara Beccles at 7:05 PM on October 15, 2009.

Board Members present included:

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

Presentation on Montgomery County Recycling Program

A recycling handbook was handed out. Residents can call for equipment. There are new guidelines for non-hazardous items such as bicycles and mowers. Call first for pick up of grills.

Home Owners' Forum

Jimmy Welbon of 4427 Fishermans Court commented on a home at 4425 Fishermans Court. The home has been vacant for twelve years. He has received a \$30 bill for upkeep of the vacant home. He has protested the fee, but got no response. The fee was waived

Tich Liu of 17560 Macduff Avenue protested a citation on the colors of his fence and storm door. Barbara waived further action if the fence is left to fade to its natural color and the door is repainted either white or blue (the color of the shutters). The painting may be postponed until spring. Av reminded the homeowner of the requirement to submit change requests to the AECC. The motion passed.

Board meeting

Auditor's Report

Overall assets are down because assessments were not raised. There is a slight deficit as a result.

If properties have been foreclosed and bankruptcy has been filed, we should write off the losses. We have been dinged with foreclosures without bankruptcy filings. Overall the situation reflects the payoff of some prior year payables. We do not have to report the fair value of investments.

There are new audit guidelines.

It was noted that The Management Group Associates is doing an excellent job in maintaining accounting records.

There was discussion about transferring excess funds from prior years to reserves vs. raising assessments. The timing in the economy is not right to raise assessments. We need to go through the budget and decide on discretionary items needed to adopt audit recommendations.

Miscellaneous

The minutes of the August 20, 2009 meeting were adopted.

Two new AECC changes were approved.

Two security guards were scheduled for Halloween.

There will be more security visibility through February.

There will be no assessment increase, but the board will look at discretionary spending (including landscape improvements, site improvements, security improvements and newsletter distribution (now about 560 copies). Some excess funds may be used to cover the deficit.

Ruchita will send out post cards that the proposed budget is available on the web vs. sending out copies of the budget.

There was a COCC complaint regarding 17623 Longview Lane. It was considered, but the property needs to be viewed.