

Norbeck Hills Homeowners Association
Board of Directors Meeting
October 15, 2014
(as approved at the February 26, 2015 Board of Directors Meeting)

Board Members Present: Barbara Beccles
 Av Wofsey
 Jacque Labovitz
 Eva Tax

Board Members Absent: Troy MacDonald

Others Present: Ruchita Patel, Management Agent
 Sukyee Snyder
 Jason Snyder
 Pearl Moore
 Jeffrey Chavis

Call to Order

The meeting was called to order at 7:15 p.m. by Board President Barbara Beccles.

Homeowner Forum

Pearl Moore of 17425 Gallagher Way advised that she had received a letter about a dead tree in her yard. She advised that it was dead before she bought her home in July and questioned why it was not previously cited. Barbara Beccles explained the inspection process and advised that the Association's records would be updated to reflect that the tree will be removed by next spring.

Sukyee and Jason Snyder of 17517 Gallagher Way expressed their concern that that the trees behind their home are a safety hazard. Ruchita Patel advised that PGC Landscapes had inspected the trees and a proposal to remove the dangerous ones and prune back others was on the agenda for discussion later in the meeting.

Jeff Chavis of 17514 Gallagher Way advised that water was coming on to his property from other properties and the common area. He questioned whether Norbeck Hills would help pay for the cost to regrade his property and put in a drainage system. Ruchita Patel and Barbara Beccles advised that Norbeck Hills could not use assessments to pay for improvements on private property. Ruchita Patel advised that Mr. Chavis could look into getting some rebates through the County's RainScapes program. Mr. Chavis requested that she e-mail him information on this program.

Jeff Chavis questioned what the Association's policy is on solar panels. Ruchita Patel summarized Maryland law concerning solar panels and a discussion ensued.

Homeowner Forum was closed at 7:45 p.m.

Minutes

Eva Tax moved to approve the minutes of the August 21, 2014 Board of Directors meeting as submitted. The motion was seconded by Jacque Labovitz and passed unanimously.

Jacque Labovitz moved to approve the minutes of the September 11, 2014 Special Board of Directors meeting as written. The motion was seconded by Eva Tax and passed unanimously.

AECC Requests

Barbara Beccles read into the record the following decisions of the AECC:

Name/Address	Modification	Status
Pearlman 4410 Fishermans Court	Paint shutters and bay window roof, repair rotted wood trim, replace storm door, new coach light	Approved
Richardson 17215 Sandy Knoll Drive	Deck	Approved

Eva Tax moved to reaffirm the AECC's decisions. The motion was seconded by Av Wofsey and passed unanimously.

Tree Removal

The Board reviewed the proposal dated September 23, 2014 from PGC Landscapes for various tree work in the community. Av Wofsey moved to approve the proposals for the following work:

- a. Prune 3 white pine trees next to 17517 Gallagher Way for a cost of \$600.
- b. Remove two leaning and decaying white pine trees behind 17517 Gallagher Way and grind the stumps for a cost of \$2,585.

The motion was seconded by Eva Tax and passed unanimously.

Extermination Contract

Jacque Labovitz moved to terminate the existing contract with Womack Pest Control to provide and service rodent bait stations, and to award this contract to Lynch Pest Control for an initial cost of \$360 and a monthly cost thereafter of \$204. The motion was seconded by Eva Tax and passed unanimously.

2015 Operating Budget

The Board updated the 2015 draft operating budget to revise the amounts budgeted for extermination, pool management and snow removal. Eva Tax moved to approve the 2015 budget as revised. The motion was seconded by Av Wofsey and passed unanimously.

Vehicle Rules

A discussion regarding revising the Vehicle Rules was deferred until the February meeting.

New Business

It was noted that more items had been placed at the makeshift memorial on Hines Road by the pool. Ruchita Patel advised that she had issued a work order to remove these items.

Ruchita Patel advised that the POD was still stored in the driveway of a home on Sandy Knoll Drive. The Board confirmed that enforcement action should continue.

GOCA

Av Wofsey reported that complaints about speed traps had been discussed at the last GOCA meeting. There are 8 speed cameras in Olney.

Av Wofsey reported that Montgomery County had previously expressed interest in putting a Bus Rapid Transit (BRT) terminal where the Armand's Pizza is. Barbara Beccles advised that, per a letter from the County to GOCA, there is no money or plans for a BRT station at this time.

Jeff Chavis advised that a second left turn lane is being created on Georgia Avenue (northbound) onto Route 28.

Adjournment

The meeting was adjourned at 8:15 p.m.

Submitted by,

Ruchita Patel, The Management Group Associates