

Norbeck Hills Homeowners Association
Board of Directors Meeting
September 21, 2006
(As Amended and Approved at the October 19, 2006 Board of Directors Meeting)

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

Others Present: Ruchita Patel, Management Agent
 Dave Colacicco, Swim Team
 Karl Borst
 Alfred Goldman
 Folly Kuevey
 Ingrid Romer

Call to Order

The meeting was called to order at 8:30 p.m. Barbara Beccles thanked all homeowners for attending the Annual Meeting and explained that the Board would go into a Board of Directors meeting to discuss other issues on the agenda.

Swim Team Report

Dave Colacicco advised that it had been a good season and the kids had a lot of fun. A recap from Maureen James had been distributed to the Board along with the financials. Mr. Colacicco reviewed the financial statements for the past season and explained that the team had a number of new younger children this year. Membership from outside members had resulted in \$10,400.00 in income for the homeowners association. He asked that a budget of \$8,000.00 be set aside for the swim team in 2007.

A discussion ensued regarding a number of issues including the pre-team, swim lessons, and an annual holiday event. Barbara Beccles thanked Dave Colacicco for attending the meeting and complimented Maureen James on her accessibility to the Board. She advised that the budget had not yet been passed, but had included the \$8,000.00 request from the swim team.

AECC Report

The Board reviewed the Architectural Change Requests that had been submitted since the July meeting was held. A decision had already been made on most of the applications already. The Board's consensus was to approve the application submitted by 4543 Boastfield Lane to install a privacy fence. In addition, the Board's consensus was to approve the application submitted by the owners of 17240 Sandy Knoll Drive to replace their deck and shed. Ellsworth Romer moved to affirm the actions taken by the AECC on the Architectural Change Requests that had been submitted. The motion was seconded by Av Wofsey and passed unanimously.

GOCA Report

Ingrid Romer advised that she had not attended the last meeting due to the elections.

Newsletter Report

Ingrid Romer advised that she had received complaints from homeowners on MacDuff Avenue that they were not receiving the newsletter and had also received similar complaints from the residents of Fishermans Court. Barbara Beccles advised that Ann Roldan had volunteered to take over as Chair of the Street Captains. Ruchita Patel will send a Street Captains list to her and Barbara.

Ingrid Romer advised that she was writing her doctoral dissertation and that the summer newsletter that had just been issued would be her last one for a while. Ruchita Patel will do the fall and winter issues. Barbara Beccles thanked Ingrid Romer for her efforts on the newsletter.

Street Captains

Barbara Beccles advised that a number of streets still need captains. She also advised that the Commission on Common Ownership had invited the Board to attend an annual forum entitled "Together Everyone Achieves More" to be held on September 27, 2006. Anyone who was interested should contact her.

Trash Appeal, Kline

The Board discussed this matter. Ellsworth Romer advised that he had also noted the tree limbs placed out partially on the street at the end of the driveway for several weeks before they were eventually picked up. After discussion, Av Wofsey moved to waive half of the trash fine assessed to the homeowners and to send them a copy of the trash collection procedures along with a request that they package their yard debris properly and keep it on their property until it is ready for collection. The motion was seconded by Ellsworth Romer and passed unanimously.

Website Report

Karl Borst advised that he had the swim team clean-picture, but was hesitant to post it on the website due to a suggestion that was made to include the names of the participants underneath the picture. He did not believe that this is a good idea. The Board's consensus was to post the picture, but not the names.

Louie DiPlacido recommended that the Association hold a contest for people who improve their yards and post pictures of the yards on the website. He also clarified that he does appreciate everything that the Board does and hopes to work together with the rest of the Board members to achieve common goals.

Fall Pool Repairs

After a review of all of the proposals submitted by RSV Pools, Av Wofsey moved to approve the repair of the guard stands, whitecoating of the main and baby pools, and re-tiling the racing lanes and targets with the stipulation that the cost not exceed \$28,050.00. The motion was seconded by Eva Tax and passed unanimously. Ruchita Patel advised the Board that RSV Pools was working with the Department of Health and Human Services regarding their requirement that the wading pool filtration system be modified. If it is necessary to do so, a proposal for this scope of work will be provided to the Board with the next management report.

Pool Incident

The Board reviewed the incident reports submitted by RSV Pools regarding Greg Lawson. After discussion, the Board's consensus was to invite Greg Lawson and his mother to the October meeting at

6:45 p.m. to discuss the alleged incidents with the Board. RSV Pools will also be invited to attend, but at a separate time.

Architectural Guideline Amendments

Eva Tax moved to approve the Architectural Guideline amendments as proposed by TMGA, with clarification to be made regarding the color of Trex® materials that will be permitted. The motion was seconded by Av Wofsey and passed unanimously.

Parking Finger Landscaping

Eva Tax advised that she had inspected the parking finger on Gallagher Way that had been landscaped. At the time, it did not look very good due to leaves and other debris; however, it could be a feasible solution. After discussion, the Board's consensus was to obtain a three-year landscaping plan to landscape the parking jut-outs as needed.

Turf Renovation

The Board reviewed the proposal submitted by MainScapes to seed the turf. After discussion, Ellsworth Romer moved to have MainScapes renovate as much turf as they could for a total cost not to exceed \$2,000.00. The motion was seconded by Av Wofsey and passed unanimously.

Concrete Repairs

After a review of all proposals received, Louie DiPlacido moved to award a contract to Portugal Construction to replace common area sidewalks for a total cost of \$12,055.00. The motion was seconded by Av Wofsey and passed unanimously.

Tennis Court Repairs

The Board discussed the repairs to the tennis courts and the option to install an additional half court basketball court. After discussion, their consensus was to obtain proposals to perform the necessary repairs to the tennis court as provided for in the reserve study, but to not obtain a price for an additional half court basketball court. The Board also requested that the hockey net and basketball hoop be removed for the winter.

Board Officers

Av Wofsey moved to appoint Board officers as follows:

President – Barbara Beccles
Vice President – Av Wofsey
Secretary – Eva Tax
Treasurer – Ellsworth Romer
Member-at-Large – Louie DiPlacido

The motion was seconded by Eva Tax and passed unanimously. The Board requested that a good digital recorder and cordless microphone be purchased for use at the meetings.

Dog Bite

The Board reviewed correspondence submitted by Charnice Waters of 17416 Gallagher Way regarding an incident that occurred between her son and his dog and another resident and his dog. After discussion, the Board's consensus was to pursue enforcement procedures as per the legal documents if the County determined that the dog that attacked Ms. Waters' son is at fault.

Adjournment

The meeting was adjourned at 9:30 p.m.

Submitted by Ruchita Patel, The Management Group Associates

RP/v
NH – III6, III6c