

Norbeck Hills Homeowners Association
2006 Annual Meeting
September 21, 2006
(As Approved at the 2007 Annual Meeting)

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

Board Members Absent: Sheila Wright

Others Present: Ruchita Patel, Management Agent

Gracie Bennett
Karl Borst
Dave Colacicco
Louie DiPlacido
Damon Ehrlich
Alfred Goldman
Jesse Harris
Odessa Henderson
Susan Kline
Folly Kuevey
Mike Makris
Fran Marcus
Ann Roldan
Ingrid Romer
Christine Sinclair
Kathy Strickler
Eugene Sullivan
Maria Wolf
Roger M. Young
90 homeowners represented by proxy

Call to Order

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

Roll Call and Certification of Proxies

Barbara Beccles explained that, due to the fact that this was a rescheduled Annual Meeting, those members present in person or by proxy established the quorum.

Proof of Notice of Meeting or Waiver of Notice

No requests were made to view a copy of the meeting notice.

Appointment of Inspectors of Election

Gracie Bennett, Alfred Goldman, and Folly Kuevey were appointed as Inspectors of Election.

Nomination of Candidates

No nominations were made from the floor. A motion was made and passed to close the floor to nominations.

Candidate Introductions

Louie DiPlacido and Ellsworth Romer each gave a statement regarding their reasons for running for the Board of Directors and their goals for the community. Sheila Wright was not present to speak; therefore, Barbara Beccles read her candidate statement aloud. The floor was opened up for questions to the candidates.

Folly Kuevey asked for Ellsworth Romer's qualifications as Treasurer and requested clarification regarding whether the achievement of the Association's financial goals had occurred only during his tenure as Treasurer. He also questioned the need for the maintenance letters that are sent to homeowners. Ellsworth Romer responded that, for many years, some homes in the community were not maintained and this was beginning to affect property values. As a result of the annual inspection and maintenance process, many of the maintenance issues have been addressed and home values have risen. He also pointed out that letters are issued requesting homeowners to comply with the established maintenance and architectural guidelines and are not issued randomly.

Alfred Goldman asked Louie DiPlacido whether, if elected and the Board voted against his position on any matter, if he would abide by the majority vote. Mr. DiPlacido replied that he would, but he also expects the Board to listen to his dissent. He believes that the Board should be reasonable in giving time to homeowners to discuss their problems at meetings. He does not believe that three minutes is enough time. He also believes that TMGA should call homeowners personally when violations exist rather than sending them letters.

A homeowner asked Ellsworth Romer what the best part of living in Norbeck Hills was. Mr. Romer replied that he had canvassed the entire County before he purchased a home in Norbeck Hills and found that the community was the best one in terms of environment, the people who live in it, and appearance. Since he moved in, he has volunteered for various committees and the Board of Directors. He often receives feedback from homeowners and acts on this feedback.

A homeowner asked both candidates to comment on the tone of the meetings. She advised that, in her experience, she does not see any negativity in the neighborhood and finds that most of her neighbors are happy to live in Norbeck Hills. However, she often sees negativity at meetings. Louie DiPlacido replied that, in his opinion, the Board should be more flexible in allowing homeowners more time to state their views at meetings. He believes that respecting neighbors is more important than beautifying the community with plush lawns and flowers. He would like to improve the community and the function of the Board. Ellsworth Romer advised that he also did not see any negativity in the community except for at meetings. Other residents stop him to compliment the community. There are people who do not want to abide by the rules and do not like the Association as a result, but they are the minority. He believes that TMGA is doing a good job of staying on top of maintenance needs that have been dragging on for several years.

Folly Kuevey asked Ellsworth Romer why he agreed to renew the contract with TMGA if their alleged mismanagement of funds resulted in an \$84,000.00 debt. He also believes that there is a conflict of interest between Ellsworth Romer and Barbara Beccles because they are friends. Ellsworth Romer responded that Folly Kuevey did not create the Finance Committee as he claimed; this committee was

developed by Karen Van Duser, who spent several hours at TMGA's offices inspecting the books and records. Ms. Van Duser did not find any evidence of mismanagement by TMGA. He was originally against renewing the contract with TMGA, but feels that they are now doing a very good job. He also advised that all of the Board members are friends and, as with any business, this creates a good working environment. He also advised that he has a Bachelor of Arts degree in Business, a Masters degree in Information Technology, and is working on a PhD in Organizational Leadership. He has run many businesses over the years, some of which were in troubled financial state when he first started.

Susan Kline advised that she had received a trash letter and, if someone had called her about it, this would have been a more friendly approach. She now has a bill for \$300.00. Ingrid Romer pointed out that letters are sent to homeowners for documentation purposes so that, if enforcement action is required, the community has a record that an attempt was made to resolve the issue.

Ingrid Romer asked Louie DiPlacido what his position was on signs. She advised that, a few months prior, the Board had discussed at a meeting that, per County laws, real estate signs were only allowed to be posted on weekends. Mr. DiPlacido was present at that meeting and she questioned whether he planned to comply with this law. Louie DiPlacido advised that he does not have his signs up during the week, but only on weekends. Av Wofsey advised that he had seen the signs up and he had also seen a County inspector remove them. He can provide Mr. DiPlacido with the name of the inspector to verify that Mr. Wofsey had not removed the signs himself. Louie DiPlacido explained the circumstances under which his signs were up and advised that he felt that he was being harassed. In his opinion, it is hypocritical of the Board members to have political signs in their yards.

Maria Wolf, an agent for Re/Max, advised that an agent in her office had received a fine of \$500.00 from Montgomery County for posting signs incorrectly. She also advised that the County is coming down on this. Louie DiPlacido advised that this is an example of not respecting people.

Roger Young advised that, in his opinion, Ellsworth Romer is doing a wonderful job. In his opinion, phone calls can be ignored, but letters are documentation and inspire more action.

The candidate introductions were closed and the Inspectors of Election were requested to begin tallying votes.

Homeowner Forum

Barbara Beccles explained that a Homeowner Forum would be held while the votes were being tallied.

Barbara Beccles advised that, although it had been stated earlier in the meeting by Folly Kuevey and Louie DiPlacido that the Board was proposing an increase in assessments, the 2007 budget had not yet been passed, and the proposed budget included a 0% increase. She also clarified that political signs are permitted to be displayed on private property by law and were not required to be removed during the week.

Ann Roldan advised that her block had a block party over the weekend. Everyone was very complimentary regarding the Association. Their only question was with regard to tree pruning and whether this would be done by the community.

Maria Wolf advised that she had also had a block party over the weekend and 60 people attended. She heard no negativity regarding the community and, in fact, many residents think that the community looks very good. Av Wofsey pointed out that Maria Wolf was the first Norbeck Hills homeowner. He also advised that one of the people at the party bought his home from his parents.

A homeowner advised that she lives by the pool. A few weeks ago, crews were bushwhacking the drainage culverts. She was off that day and her sleep was disturbed. She suggested that the community try to let homeowners know if work such as this is scheduled. Av Wofsey advised that the community does not always know on what day the work is going to be scheduled, and the schedule can often change due to weather.

Susan Kline of 17401 MacDuff Avenue attended the meeting to appeal the trash fine that had been assessed to her. She advised that she and her husband had trimmed their trees on May 7, 2006, and the tree trimmings were picked up on May 12, 2006. They once again pruned their trees on the following weekend. She subsequently received a letter from the homeowners association five weeks after the limbs were first picked up. She also advised that the debris had been placed in her driveway. Given these circumstances, she did not feel that she should pay the trash fee and thought that a phone call would have been appropriate. Av Wofsey explained that, in single family homes, recycling is picked up on Thursdays. Sometimes, there is so much put out for collection that it is not all picked up. The Board recommended that she ensure that her recycling debris is properly bundled and kept on her private property until pick-up.

Damon Ehrlich advised that, right before the previous Sunday's football game, someone used a bee-bee gun to shatter his sliding glass door. He reported this to the police and wanted the rest of the homeowners to know.

Damon Ehrlich advised that he had purchased his home 6½ years ago and was continually being disturbed by the trash trucks coming early on Saturdays. He asked if there was a way for the trucks to come after 7:00 a.m. Ruchita Patel advised that it may not be possible to rearrange the route to have Norbeck Hills picked up later. She also advised that some homeowners might object to having to look at trash placed on the curbs for most of the morning. She will speak with Potomac Disposal to determine what the options are.

Fran Marcus advised that, if she gets a maintenance letter, she responds to it. Based on what she had heard at the meeting, it appears that people are not responding to the letters and, as a result, are getting frustrated with receiving follow-up letters. She also advised that the three minute protocol for homeowners to present their case is a standard government procedure to keep the meeting moving. If three minutes is not enough, the Board may wish to consider increasing it to five minutes, but a time limit is definitely needed.

Jesse Harris advised that he had experienced a problem with his sliding glass door being shot at in 1988. At that time, there was a number of similar incidents in which the perpetrators would shoot the door at night and then break it out the next day. He recommended that everyone periodically check their rear door. Barbara Beccles added that homeowners should consider installing motion lights. Ingrid Romer also advised that she had seen three groups of children roaming through the community periodically.

Odessa Henderson advised that she had seen a couple of boys with pit bulls engaged in what appeared to be a dog fight. She asked which number to call. Av Wofsey suggested that she call Animal Services, and Barbara Beccles advised that the phone number is in the newsletter and on the website. Ruchita Patel will forward to Ms. Henderson the number for the Animal Services Division of the Montgomery County Police Department.

Election Results

The election results were as follows:

Louie DiPlacido – 53
Ellsworth Romer – 59
Sheila Wright – 44

Ruchita Patel explained that Louie DiPlacido would be completing the term that was originally held by Folly Kuevey, which would expire at the 2008 Annual Meeting. Ellsworth Romer's term will expire at the 2009 Annual Meeting.

Adjournment

The Annual Meeting was adjourned at 8:30 p.m.

Submitted by Ruchita Patel, The Management Group Associates

RP/vl
NH – III6, III6c