

Norbeck Hills Homeowners Association
2008 Annual Meeting
August 21, 2008
(As Approved at the August 20, 2009 Annual Meeting)

Members Present: Barbara Beccles
Ellsworth Romer
Av Wofsey
Diana Haikalis
Carol Rowell
Ann Roldan
Jeffery Chavis
Gracie Bennett
Mane C. Butta
Delia Butta
Maureen James
Karl Borst
Ingrid Romer
Homes represented by proxy

Others Present: Ruchita Patel, Management Agent
Sharon Dooley, GOCA
Joe Buffington, Olney Town Center Advisory Committee
Officer Assistant, Security Unlimited

~~David L. ...~~

Call to Order

The Annual Meeting was called to order at 7:05 p.m. by Barbara Beccles.

ICC Discussion

Sharon Dooley was present to discuss the ICC and its potential impact on the Olney area

three 200-acre with residential, office and retail space in separate areas. The master

plan has been changed to make the Town Center more cohesive. It now incorporates a mix of residential and retail space. The building heights toward the center will be 70 feet, and will be 42 feet along the perimeter. The first floor of each building will be shop front retail space, the second and third floors will be commercial space and the fourth, fifth and sixth floors will be residential. The plan also calls for parking decks, as the density of the area will increase.

There are no deadlines or timelines, as implementation of the master plan will depend on when the land is redeveloped. The plan for the Freeman land is still undecided.

He explained that more floor space can be included in the plan if community greenspace is constructed. By including community greenspace, the Advisory Committee was able to include 2,000 more residential units and 8.2 million more square feet of residential

Officer Anestasi explained that the patrol officers and police were aware of the problem

with stolen cars being dumped on MacDuff Avenue, and had been running tag numbers

Based on his audit, he reported that the Board and TMGA are doing a very good job of handling the Association's finances. In 2007, the reserves went up, which is very

unusual in this economic climate. The Association is doing a good job of funding the reserves without having to increase assessments. In 2007, Norbeck Hills spent approximately \$70,000 for repairs to the tennis courts and pool. Those amounts paralleled the amount set aside in reserves.

Per Mr. Lopez, the Association improved its overall financial condition in 2007. Perhaps

Ann Roldan stated that she had not seen the large tour bus parked on MacDuff Avenue since the last meeting, and thanked the Board and other homeowners for their efforts in having it removed.

It was reported that street light #26 and #27 on Cannes Lane were out

Adjournment

The Annual Meeting was adjourned at 8:35 p.m.

Submitted by Ruchita Patel, The Management Group Associates

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NH – III6, III6c