

Norbeck Hills Homeowners' Association
Meeting Minutes
August 19, 2010
(Approved at the October 21, 2010 Board of Directors Meeting)

Board Members present included:

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

The meeting was called to order by NHHOA Board of Directors President Barbara Beccles at 7:10 PM on August 19, 2010.

Annual Meeting

There were not enough homeowners present to satisfy the requirement for a quorum for the annual meeting in June. Therefore, the motion was made and passed to postpone the annual meeting to August 19, 2010. On that date, there was one candidate for the open Board position, Av Wofsey, who was re-elected for a term of three years. The minutes of the 2009 Annual Meeting were approved.

The Annual Meeting was adjourned at 7:20 p.m.

Homeowner Forum

The homeowners' forum was opened at 7:20 PM:

RSV Pool Maintenance reported that the pool is structurally sound. There are some minor repairs needed which they will address at a later date. They asked for suggestions for improvements. None were made.

Dolores Angel reported on a letter she received about turf weeds on her property. She asked for an explanation and suggestions for a remedy which Ruchita provided. She also complained about a siding change which the AECC approved in 2002 which is now being cited. Ruchita will back check the files and re-inspect the home.

Jean Miller also complained that she had been cited on a shutter change previously approved by the AECC. Ruchita will re-check her home also.

Barbara Beccles requested homeowners' comments on snow removal during the storms.

Joe Baker of 17623 Longview Lane explained his request for a white vinyl fence. He stated that they are less expensive and he doesn't understand why he is being restricted when there are so many other variations.

Ms. Angel also noted that MainScapes is blowing trimmings all over. Ruchita will speak with them.

The homeowners' forum closed at 8:10 PM and the Board meeting began.

Board Meeting

The minutes of the June 17, 2010 meeting were approved as edited.

The Board's consensus was to keep all officer positions the same for the upcoming year. Board officers will be as follows:

President	Barbara Beccles
Vice President	Av Wofsey
Secretary	Jacque Labovitz
Treasurer	Steve Wolf
At Large	Eva Tax

Joe Baker's request for a white vinyl fence was denied. The guidelines state that fences have to be in a wood tone color.

A request to waive a \$40.00 charge for the removal of trashcans from the front of the Vaidya residence was denied.

AECC - The changes listed in the management report were approved.

Marie Shanahan has volunteered as a new street captain on Boastfield Lane.

Reminders are going out to Security and the newsletter about the prohibition on commercial truck parking.

There are about \$8,000.00 in delinquent accounts to write off.

The 2011 draft budget was approved for distribution to the community for comment.

The Dominion Paving contract for asphalt repairs was approved as amended for concrete repairs. Ruchita Patel advised that it would be less expensive for the concrete repairs to be done while Dominion is already in the neighborhood. The Board approved the establishment of a line of credit in the amount of \$150,000 to help ensure that the level of reserves does not drop too low while this project is underway.

Security Unlimited's contract was approved for renewal for 2011 at \$30,000.00.

Roche Brothers' snow removal contract was approved for 2011. Roche Brothers discounted some of the rates in appreciation of the community's long relationship with them.

The meeting was adjourned at 9:00 PM.