

Norbeck Hills Homeowners' Association
Meeting Minutes January 21, 2010
(As Approved at the April 15, 2010 Board of Directors Meeting)

Meeting was called to order by NHHOA Board of Directors President Barbara Beccles at 7:00 PM on January 21, 2010.
Board Members present included:

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

Home Owners' Forum

A homeowner has been cited for leaving his trash cans in an enclosed area on his front porch. The guidelines require that trash cans be concealed from view except on trash pick-up days when they may be left at the curb, but returned by sunset. The homeowner believes that he is not in violation as his trash cans are concealed by the enclosure. He presented pictures of other homes which he feels are in violation since trash cans are visible. The Board feels that the aim of the requirement to keep trash cans concealed is to keep up the appearance of the community. However, they consider the enclosure on the porch to be a shed, and therefore, in violation of the architectural guidelines. An exception would not be appropriate. The motion to deny the homeowner's appeal was passed unanimously.

Another homeowner complained that his recycle bins are not being returned to the proper location after pick-up. The homeowner was advised to contact the county as discussed during a presentation at the previous meeting. Pick-up of recyclables is a county function.

Board Meeting

The minutes of the October 15, 2009 Board meeting were approved as written.

The status of problems from the December snowstorm throughout the community will be cleared up as soon as possible.

A proposal by RSVP, the pool management company, to repair the pool was passed unanimously.

A proposal to prorate outside pool memberships to \$250 for families and \$125 for singles as of August 1st of each season was approved.

A flat rate of \$175 was approved for pool rental for a maximum of 25 people.

The Board approved a \$100 expenditure for membership in GOCA.

The AECC reported that all change requests have been approved unanimously.

The homeowner at 26 Hines Court has replaced windows using a style not approved by the AECC. In the absence of an architectural change request for this change the Board agreed to file a complaint with the CCOC.

The homeowner at 17522 Gallagher Way has been requested to repair and repaint wood trim above the front door using the approved color. They should submit an architectural change request to paint the trim on the bay window. It was agreed to let the homeowner use the approved colors at the next repainting.

There was a \$28,000 surplus as of the end of November.

Steve Wolf will make a recommendation re: moving funds at the next meeting after he participates in another conference call.

The owners of a house with a deck on the side had previously agreed to screen it as a compromise. However, the low shrubs they used do not accomplish that end. The Board agreed to a plan to replace the low growing shrubs with those that will provide a proper screening.

The meeting was adjourned at 8:20 PM.