

Minutes of the Norbeck Hills Homeowners Association Annual Meeting June 18, 2009

(As Approved at the August 20, 2009 Board of Directors Meeting)

The annual meeting of the Norbeck Hills Homeowners Association was called to Order at 7:07 p.m. on June 18, 2009 Av Wofsey acting as chairman. Barbara Beccles had previously been asked to be excused from the meeting.

Attending: Av Wofsey, Ellsworth Romer , Eva Tax, and Steve Wolf.

There were eight community members in attendance.

Election of Board of Directors

There was not a quorum at the annual meeting as required by the Bylaws of 224 households. A motion was made and carried that the Annual Meeting be reschedule until Thursday August 20th 2009.

Homeowner Forum

1. Allan Harp of 17417 Gallagher Way advised that he is working on the maintenance issues for which he was previously cited. Ruchita Patel advised that she would provide him with an extension of time to complete the necessary repairs.
2. Diane Hritz of 17304 Guttenburg Court advised that she had recently moved into the community. In the eight months that she has been living there, she has lost power more than in the 25 years that she had lived at her old home. Av Wofsey confirmed that the community has had a lot of power surges. Ruchita Patel suggested that the community request PEPCO to complete a reliability study.

Pool Management

It was reported that in general there were no major issues with the pool or pool operations. However, a discussion was conducted about an altercation between a pool guest and a life guard did occur which was exacerbated by a language barrier between the pool guard. The problem of a language barrier between the pool life guards and the pool guests was discussed. The major of the pool guards do not speak English well. This issue is being addressed by the pool management company, for which a representative was present. The pool management company representative was apologetic and said he would address the language barrier going forward. After the pool management representative left, the

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Appeals

1. Ann Cioffi of 11 Hines Court appealed her \$60.00 fine for the removal of phone books and newspapers from the front yard. Ms Cioffi was not present at the meeting. The board agreed to remove the \$60.00 fine but said that if this situation reoccurred the fine would not be removed.
2. 4500 Cannes Avenue. Order to repair however extended rain has prevented completion of the repairs.

Committee Reports

Swim Team and Pool Committee

A report was provided by Maureen James on the Swim Team's activities over the past month. Ms. James is stepping down as the swim team liaison person due to other commitments.

It was noted that for July 1, 8, 22, and 25th the closing time will be 5 pm for the pool rather than 8 pm. Cost for the banquet in past was \$18/person Swim team internet set is available as <http://www.norbeckhills.org/swim.html> which requires registration and log on credentials to deter the efforts of web crawlers and spiders. It was noted that no contact information was available from the site. The sleep-over date will be July 18th.

There is a problem with coaches for the swim team. Current coach left for a better position. The coach was replaced with a former member of the swim team.

The issue related to an "unfair" distribution of work hours between life guards. A request will be made to the pool management company to address this issue.

Community Clean Up Day

A community clean up day was discussed. This will be organized by Av with Steve Wolf assistance.

GOCA

Not present.

Newsletter

Not present.

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Web Site

Karl Borst reported on noting community clean up on July 18th at 12 pm.

AECC

Ellsworth Romer discussed 6 change request that were approved by the Board.

The side deck added to the Richardson's residence at 17215 Sandy Knoll Drive was discussed. The Richardson's response to add plantings to hide the porch was inadequately addressed. The board agreed to have The Management Group to send a letter requiring that this be addressed or with 4 weeks the issue will be submitted to arbitration by CCOC.

Grounds Committee

Ellsworth Romer provided report for the Grounds Committee.

Request was made that mowing wait until a drier day if possible. Mowing in the rain is a problem.

At Longview and McDuff, a request was made for a dog station by Arlene France of 17542 Longview Lane. The board authorized \$350 for this purpose.

Working on no parking signs and possibly ground stakes to address parking on community property on Hines Road for sporting events.

Street Captains

No report.

Security

Ellsworth Romer reported on the incident reports for March and April. Ruchita Patel, Management Agent reported that she will be providing security incident reports to Karl Borst for publication on the community associated web site.

Financial

Treasurers Report

Ellsworth Romer reported on the financial status report.

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Other Topics

RSV Pools was advised of the Board's decision to participate in the SWIMSAFE Program.

Tot Lot replacement is underway at Sandy Knoll and Cannes Lane but is somewhat delayed by weather.

The award of the contract to Goshen for storm water control pond along Cashell Road was noted.

Ellsworth Romer has had to resign due to his work hours. A candidate has been identified to replace him with prior community service.

Parking in the town homes was discussed to confirm that there are two assigned parking spaces per town home. Some parking areas have between 0 and 2 additional parking sites available.

The meeting was adjourned at 8:15 PM.

Submission

Respectfully submitted Steve Wolf, Member of the Board, July 26, 2009