

Norbeck Hills Home Owner's Association

Meeting Minutes August 20, 2009

(Approved at the 10/15/09 Board Meeting)

Meeting was called to order by the NHHOA Board of Directors President Barbara Beccles at 7 Pm EDT on August 20, 2009

Board Members present included:

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

Meeting included bi-monthly board meeting as well as the Annual HOA Meeting which as rescheduled due to a lack of a quorum from June 2009

Annual Meeting Home Owners Forum Phase

- Motion was made to appoint two new members of the board, Steve Wolf & Jacque Labovitz. The motion carried. Steve Wolf accepted the two year appointment and Jack accepted the three year appointment ending in August 2011.
- Meeting minutes of August 21, 2008 were accepted without comment.
- The Annual meeting was closed by the BOD president at 7:18 PM

Bi-Weekly BOD Meeting

Meeting was called to order by the BOD resident.
Comments were taken from the home owner attendees.

Pool

There were dismissals of staff at the pool for various reasons. Since these dismissals, no problems are apparent at this time. Distribution of hours issues among the staff noted in August appear to be resolved. Barbara requested that a letter be written commending the pool staff for their efforts during the 2009 pool season.

Community Web site

Issues were raised from the floor concerning currency of security information on the site. Rachita recommended use of the www.crimereports.com site for this information.

Towing

Concern was expressed about the time required for the towing company to respond to parking tow requests and their accuracy as to what house they respond to. Tow request should be coordinated through the community management company.

Emergency Coverage

Concern was expressed that there is inadequate coverage to emergency calls. It was noted by Rachita that there was an emergency related to a fire that occurred at another community that may have impacted their response.

Gallager Way Siding

Resident is working to repair siding but still not complete. This issue will be addressed again if still evident after walk through schedule is complete.

Miscellaneous Issues

- No trash can near new tot lot on Sandy Knoll.
- Street light #55 flickering on/off
- Vehicles with invalid tags have been observed. Barbara requested that these vehicles be reported.
- Barbara also reminded residents of the new county ban on work vehicles parking in residential areas.

Board Business

Board was formed with new board members. Jack accepted the board secretary position and Steve accepted the treasurer position.

Newsletter

Newsletters will be distributed in September-early October.

Architecture Committee

Ellsworth was not present.

Two change requests were approved by the board.

Pool

Proposed "dog dip" was declined by the board.

Bonuses for pool staff was approved by the board (varies from \$100, \$50, \$25) according to position assuming no issues through remainder of 2009 season.

Longview Violations

Board agreed to report architectural violations for shed are reported to COCC if not addressed in 30 days after a new notice is received by the town home residents.

Grounds Committee

Ellsworth was not present.

Turf renovation program for \$1560 was approved by the board.

HOA Reserve Study

Decision deferred by the board.

2008 Tax Return

2008 tax returns for federal and state/local governments from NHHOA was approved by the board.

Community Clean Up Day

Day will be selected by Av and Steve. Day selected was Saturday 24 October at 9 am.

Excess Past Years Funds

Decision made to move \$111,000 from previous years excess funds to reserves assuming a balanced budget is achieved for 2009.

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