

Norbeck Grove Homeowner Association Board of Directors Meeting  
September 14, 2006

Norbeck Grove Homeowners Association  
Board of Directors Meeting  
Thursday, September 14, 2006  
Community Clubhouse

Members Present:

Rick Coburn  
Dave Crowley  
Allan Halper  
Jeff Kinker  
Larry Solomon  
Jim Waring

Others Present:

Todd Hassett, Management Agent  
Cynthia Halper  
Brenda Egeland  
M. H. Amerkashi  
Douglas and Betty Wood

**I. Call to Order.**

The meeting was called to order by Larry Solomon at 7:34 PM

**I. Homeowners Forum**

Mr. Amerkashi of 18515 Rushbrooke Dr. wanted to discuss Day Development's plans to enlarge a storm retention pond up to the edge of his property line, and requested that the HOA take action to prevent. County first approved storm pond, then decided it had be done correctly to be able to handle a 100 year flood. Day Development is looking at options, and promised to have an open session with nearby neighbors before anything is done.

As the Board of Directors of the NGHOA, we need to be careful, as we have no jurisdiction. The Board of Directors agreed to write a letter to Day Development to reinforce their commitment to meeting with impacted homeowners in the subdivision.

Rick Coburn noted that some trees are dying it the neighborhood, behind the town homes. The Board agreed to have our landscaper look at them.

A commercial trailer is occasionally parked at Broom and Wickham at the traffic circle, which is against the HO by-laws. TMG agreed to keep an eye out for re-occurrences of it parking there.

**III. Management Report**

**a. Meeting Minutes**

Jeff Kinker motioned to approve the Meeting Minutes with the following changes

- TMG add the HO board member attendees
- One sentence removed containing the word "nasty"

Rich Coburn seconded. All approved.

**b. Committee Reports**

i. Architecture Control Committee – Dave Crowley

Dave Crowley wants to schedule a meeting with the Board and Architectural Control Committee to review and discuss upcoming changes to the architectural guidelines

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Architectural appeal of David and Jodi Leaser was discussed. Dave Crowley pointed out that the placement along the fence on the side yard was the only safe place to position the swing set. Dave Crowley motioned to approve the placement in their side yard. Allan Halper seconded. All approved

The architectural Appeal of Ikhide Ikheloa was discussed concerning placing their shed in their side yard. It was noted that placement would be directly behind the garage, and not extend past the side wall of the garage. Jim Waring motioned to approve the shed, as long as it did not extend beyond the side of the garage, and if sufficient planting were made along the fence to soften its view from the street. Jeff Kinker seconded. All approved.

The Architectural Appeal of the Mills family of 5028 Tackbrooke was discussed. This item was tabled until the application is resubmitted.

ii. Pool Clubhouse Committee

Board reviewed 2006 operations at the pool, and generally felt that the pool was run better this year. The bathrooms were cleaner and there were fewer problems with the guards. Someone noted that there are still not enough parents watching their children at the pool. We were asked if we would consider making the age to come alone to the pool be 12 years of age.

Board discussed purchasing new lounge chairs, highback sand chairs and umbrellas for \$4338. There would be an 8 year warrant on the frames. We asked TMG to get another bid on the furniture.

It was noted the poor shape of the club house carpeting. It is in the reserve fund for replacement this year. TMG will look at getting bids for replacing it, and replacing it with a darker color.

iii. Swim Team Committee  
No one was present

iv. Newsletter/Website/Directory Committee – Brenda Egeland

Brenda encourages all homeowners to for e-mail sign up at the website. TMG will include a full page color insert at the next mailing.

v. Community Events Committee - Cynthia Halper

No yard sale is planned for the fall.

The Halloween event is scheduled for 10/28 from 3-5pm.

vi. Grounds Committee

The Board discussed McCarthy Landscaping's proposal to trim trees. The proposal discussed by the Board was

- a. Defer trimming the deadwood from the top of the trees @ \$2800
- b. Replace the 7 dead tree liner trees @ \$2275
- c. Aerate and fertilize the grass previous started @ \$2800

Allan Halper motioned to accept the proposal as described above. Jeff Kinker seconded. All Approved.

TMG will look at who is responsible for the trees in the "natural area" at the corner of Wickham Rd. and Bowie Mill Rd.

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vii. GOCA Committee – Brenda Egeland

GOCA met on 9/12. They have long term plans to connect the bike path in the neighborhood with the paths in Lake Needwood.

**a. Reserve Study**

Alan Halper motioned to accept the Reserve Study by Dodson and Associates. Jeff Kinker seconded. All approved.

**b. 2007 Proposed Budget**

Changes the proposed budget were discussed, including small additions to the assessment that would be totally earmarked for community improvement, including landscaping. The desire was to keep the base the same, and raise the common budget by \$2.50 to do more in the community.

Action was deferred to next meeting.

**c. Norbeck Grove/Oatland Farm Community Forum**

The Norbeck Grove/Oatland Farm community forum will be held on 9/27 at the NG Clubhouse. Topic will be a neighborhood watch program. Susan Berkeheimer will be asked for door-to-door flyer or to use the HO community sign..

**I. Adjournment**

Allan Halper motioned to adjourn the meeting at 9:45. Rick Coburn seconded. All approved, and meeting adjourned.

Submitted by Jeff Kinker