

Norbeck Grove Community Association  
July 12, 2007 Meeting Minutes  
Norbeck Grove Community Clubhouse

Board Members Present: Dave Crowley, Jeff Kinker, Mike Barrett,  
Larry Solomon, and Rick Coburn

Board Members Absent: Susan Berkheimer and James Waring

Others Present: Todd Hassett, Management Agent  
Melissa Carroll, Recording Secretary  
Homeowners

1. Call to Order – The meeting was called to order at 7:35 p.m. by Larry Solomon.
2. Homeowner Forum

Abbeyville Place Parking Complaint – Ms. Sook Yoon of 4800 Abbeyville Place attended the meeting to complain about vehicles parking at the end of her street which makes it difficult for her to enter/exit her driveway. Ms. Yoon requested the Board to make the area at the end of her street, adjacent to her driveway, a “No Parking Zone”. Ms. Yoon presented the Board with pictures of the vehicles parked next to her driveway. Ms. Yoon stated that she has already hit one of the vehicles when attempting to back out of her driveway.

The Board advised Ms. Yoon that they would have to visit her property in order to gain a better understanding of the problems she is experiencing. Todd Hassett stated that if the Board is going to consider making any changes to the current parking situation on Abbeyville Place, then a letter should be sent to the residents on this street inviting them to attend the September Board of Directors meeting or to submit their recommendations/concerns in writing.

Ms. Yoon also stated that her neighbor installed their fence on her property. The Board advised Ms. Yoon that this is a County issue.

The Board stated that they will consider making the area in question a no parking zone but they will allow the residents on this street to submit their comments/concerns at the September Board meeting.

Bike Path Concern – Mr. Phillip Staub of 18510 Rushbrooke Drive attended the meeting to voice his concerns in regard to the bike path near Rushbrooke Drive. Mr. Staub stated that a section (start at Rushbrooke Drive and go down towards where it connects with the main path) of this bike path collects sediment and moss in the low spots of the path and serves as a safety hazard which continues to get worse. Mr. Staub stated that his child had an accident on his bicycle in this area. Todd Hassett stated that Donny Kempa with Day Development is aware of the problem with the bike path and improvements are scheduled to take place.

Mr. Staub advised that he met on-site with Mr. Kempa and a representative from the County back in July 2006 to inspect the path. Mr. Staub stated that Day Development agreed to repave this path and it was supposed to have been done within a few months of their meeting.

Mr. Staub also stated that posts were supposed to be installed at the entrance to this path to prevent motor vehicles from riding on the path. These posts were never installed and now four-wheelers are riding on the path.

Mr. Hassett advised Mr. Staub that he should contact the representative with the County that he met with to discuss this matter. Mr. Hassett stated that he would also contact Day Development and request that they finish the improvements to the bike path.

Dave Crowley requested Mr. Staub to put in writing the conversation that took place between himself and the County representative who stated that the path would be repaired.

Larry Solomon requested Mr. Staub to have his neighbors file complaints as well so the County is aware that this is a big issue.

Community Improvements – Allan Halper stated that according to the 2007 budget, funds (\$7,000) should be available from the snow removal line item in the budget and inquired if this money could be used to improve the

common areas. Mr. Halper is concerned about the condition of the grass in the townhouse section of the community. Mr. Crowley stated that the grass behind his home (5007 Tothill Drive) is in bad condition as well. Mr. Hassett stated that there are excess funds but due to previous year's deficits, the Association will be over budget in other areas. Mr. Hassett reported that McCarthy Grounds Maintenance recommended to install topsoil, seed and water the areas in question and rope these areas off. Mr. Hassett mentioned that the grounds were aerated two years ago and topseeded. Mr. Hassett advised that Mike Barrett and his Committee are working on a plan to improve the community grounds. Mr. Barrett recommended using the excess funds to perform improvements to the grounds in the Fall. Dave Crowley stated that the Association needs a plan or to have a contractor assess what needs to be done to the grounds and move forward.

Dog Issues – Ms. Yoon complained about dog owners who allow their dogs to run loose and defecate on private/common property without clean up after their pets.

3. Meeting Minutes – Dave Crowley made a motion to approve the June 14, 2007 minutes as written. Rick Coburn seconded. The motion passed unanimously.
4. Committee Reports
  - a. Architectural – Dave Crowley reported that to date, 30 applications have been approved, 1 was denied, 4 were returned for additional information and the Committee currently has 2 applications in their possession to review.
  - b. Pool/Clubhouse – Todd Hassett stated that he received two complaints regarding the condition of the women's bathroom. Mr. Hassett addressed this matter with the pool manager.

It was reported that Bar-T keeps moving the basketball net in the pool to the shallow end which causes problems for people who want to get in/out of the pool. It was requested that the basketball net be moved to the other end of the pool.

Mr. Hassett advised the Board that he discussed the Swim Safe Program as presented by RSV Pools with the Association's attorney and insurance company, who both agreed that as long as the Association has reasonable rules for the pool company to enforce to provide for the safety of the children, that the Association would not be taking on any additional liability by not allowing RSV Pools to institute their Swim Safe Program.

- c. Community Events – The Board advised that the July 4, 2007 parade was a success. Mr. Hassett stated that he has not heard any response from Ms. Cooper in regard to serving as Chairperson for the Events Committee.

Ms. Yoon inquired if the Board would consider planning a Community Day or Earth Day and request homeowners to volunteer and get involved in their community by putting down seed, fertilizer, etc. Dave Crowley feels that it would be hard to get homeowners to participate in this type of event. Rick Coburn stated that homeowners would have to be encouraged to participate.

- d. Grounds – The Board discussed funds designated in certain line items of the budget that can be used to perform improvements to the following areas:
- i. The grass in the Townhouse/Condominium areas;
  - ii. The traffic circles;

Mike Barrett requested management to obtain three proposals to perform landscape improvements in the community.

- e. GOCA – No report.
- f. Neighborhood Watch – Larry Solomon reported that some of the homes in the community had eggs thrown at their property. Mr. Hassett mentioned that he received a report from Susan Berkheimer stating that she noticed some mailboxes in the community were knocked off of the bases but she did not receive any phone calls of any problems occurring in the community.

Ms. Berkheimer commented that Wickham Road is closed for the next six months (where it leads out the back of the neighborhood) due to construction.

Larry Solomon inquired if a letter can be written to the State to see if there is anything we can do to prevent the construction trucks from driving through the community.

5. Stormwater Drain Proposal – Dave Crowley made a motion to award Gardener's, Inc. the contract to cut off the welded grate from the top of the stormwater located behind 18515 Denhigh and remove the rocks inside, bolt the grate back down and install a piece of extruded metal to cover the opening to keep stones out in the future for a total of \$475.00. Mike Barrett seconded. The motion passed unanimously.

6. Reserve Investments – The Board was advised that currently the Association has approximately \$129,000 in their reserve money market account with Wachovia Securities.

Rick Coburn made a motion to invest \$90,000 into a one-year C.D. with an FDIC insured institution with the highest interest rate and place the remaining funds into a money market account. Jeff Kinker seconded. The motion passed unanimously.

7. CCOC-Norbeck Grove I Condominium – Todd Hassett advised the Board that the District Court dismissed the case for Norebeck Grove I Condominium and the Association can proceed with collection action against those unit owners who have not paid the \$236.71 assessment fee. The Board requested that a friendly letter be sent to those unit owners giving them thirty (30) days to submit their payment prior to going forward with collection action. It was also reported that Janice Fontell, President of the Norbeck Grove I Condominium, was served with papers for failing to comply with the CCOC's decision and the trial will take place in three months.

8. Masters Case – Todd Hassett advised the Board that the Court case involving the Masters was rescheduled for September 13, 2007 at 9:00 a.m. Mr. Hassett stated that he will attend the hearing and requested that one Board member also be present. Dave Crowley stated that if Larry Solomon cannot attend that he will attend the hearing.

9. Old Business – None
10. New Business – Allan Halper stated that a new homeowner moved in the house next to him and he provided them with The Management Group Associates' phone number to call to request pool passes. Melissa Carroll stated that she already spoke to the homeowner and arrangements have been made for them to receive the pool passes.
11. Adjournment – Rick Coburn made a motion to adjourn the meeting at 9:15 p.m. Jeff Kinker seconded. The motion passed unanimously.