

Norbeck Grove Community Association
November 8, 2007 Meeting Minutes
Norbeck Grove Community Clubhouse

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

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

1. Call to Order – The meeting was called to order at 7:45 p.m. by Larry Solomon.
2. Homeowner Forum

Vehicle Parking Complaint/Architectural Modification – Mr. John Lawrence of 18511 Denhigh Circle inquired about the rules for parking a vehicle on the street. Mr. Lawrence stated that his neighbor blocks a portion of his driveway with their vehicle on a regular basis. Todd Hassett stated that Denhigh Circle is a County maintained street and if his driveway is being blocked by another vehicle then he should contact the Police and they will have the vehicle towed. Susan Berkheimer stated that she will mention this problem to the police officers who patrol the community so they are aware of the problem.

Mr. Lawrence also inquired if the Architectural Committee performs an inspection of the individual homes once they have received approval to perform an exterior modification in order to confirm that they are in compliance. Mr. Lawrence stated that he signed the application presented to him by his neighbor but he feels that this homeowner is performing additional work as opposed to what was included on the. Larry Solomon stated that the homeowner should contact the management company and report the address in order for an inspection to be performed to ensure that the homeowner is in compliance.

3. Meeting Minutes – Rick Coburn made a motion to approve the October 11, 2007 minutes with the following revision:

Page one, under Homeowner Complaint/Request, insert a second sentence to state “Todd Hassett and Brian McCarthy (McCarthy Landscapes) previously inspected this tree and confirmed that the tree was dead”.

Jeff Kinker seconded. The motion passed unanimously.

4. 2008 Operating Budget – Allan Halper inquired about the \$21,000 budgeted for landscape improvements this year. Todd Hassett stated that the new lawn maintenance contract for 2008 includes landscape improvements and other services which the community had to pay extra for in the past.

Larry Solomon inquired if there is enough money budgeted for pool repairs. Mr. Hassett stated that if a major repair is needed, this expense will be covered under reserves.

Rick Coburn made a motion to approve the 2008 budget. Susan Berkheimer seconded. The motion passed unanimously. This budget will be mailed to the community membership along with the second Annual Meeting notice.

5. Committee Reports

- a. Architectural – Dave Crowley stated that to date, 46 applications were reviewed, 41 applications were approved, 1 denied, and 4 were returned to the homeowners for additional information.
 - i. Architectural Guideline Amendment – Mr. Crowley stated that the Architectural Committee is recommending to allow black rural style #1 (small) or #2 (medium) size mailboxes as the only change at this time to the Architectural Guidelines. Currently the mailboxes have to be the same size and style.
- b. Pool/Clubhouse
 - i. Tile Floor Stripping and Waxing – The Board was advised that Gardener's, Inc. submitted a proposal to strip and wax the floors at the clubhouse for \$750.00 and Noble for \$900.00. Larry Solomon knows a contractor who can do this work and the Board approved having him do it up to \$500.00.
- c. Swim Team – No report.
- d. Website/Director – No report.

- e. Community Events – Todd Hassett stated that Paula Thewes reported that the Annual Children’s Halloween Parade and Party went very well. Mr. Hassett advised that prizes were still left over which will be used at the next event.
 - f. Grounds – Mike Barrett reported that Bethke Landscaping has not yet planted Forsythia by the storm water ponds but the aerification, fertilization and overseeding of the townhome common areas has been completed. In addition, Bethke aerified, fertilized and overseed the clubhouse grounds, front entrance, traffic circles and all along Wickham Road, including some of the single family homes. The timing of the seeding was perfect and with the rain and warmer temperatures forecasted for next week, the community will see success with these treatments.
 - g. GOCA – Rick Coburn attended the most recent GOCA meeting and reported that two presentations were given in regard to the 32 acre lot which will consist of single family homes, attached homes, condominiums and townhomes. Mr. Coburn stated that Option 1 will include the construction of a gymnasium and without the gymnasium. There was discussion about the number of entranceways which will depend if a gymnasium is constructed. Mr. Coburn will keep the Board abreast of any future developments.
 - h. Neighborhood Watch – Susan Berkheimer reported that she has not heard of any problems/incidents occurring in the community.
5. Masters Case – Todd Hassett stated that he has not received an update from Julie Dymowski of Whiteford, Taylor & Preston regarding the Association’s appeal of the Circuit Court’s opinion finding in favor of the Masters. Dave Crowley asked Mr. Hassett to contact Ms. Dymowski and request her to forward a copy of the CCOC report from the first hearing.
6. Abbeyville Dead-End Parking – Todd Hassett advised the Board that Ms. Yoon of 4800 Abbeyville Place dropped her complaint with the CCOC. Mr. Hassett stated that Ms. Yoon is happy with the action taken by the Board of Directors to make the dead-end of Abbeyville Place a “No Parking Zone”. A sign has been posted in this area and the curb has been painted yellow.

7. Annual Meeting – The Board positions for Larry Solomon, Jim Warring and Rick Coburn are up for election. Mr. Hassett reported that to date, no Candidate Statements have been received.
8. Landscape/Snow Contract – Susan Berkheimer made a motion to award Bethke Landscaping the lawn and snow removal contract for 2008, 2009, and 2010 provided that they aerate and oversee the entire community each year. The approval of this contract is pending until a contact person for Bethke is confirmed. Dave Crowley seconded. The motion passed unanimously.
9. Adjournment – Susan Berkheimer made a motion to adjourn the meeting at 8:50 p.m. Jeff Kinker seconded. The motion passed unanimously.