

# **2013 NORBECK MANOR HOA ANNUAL MEETING MINUTES**

The Annual HOA meeting was held on November 13<sup>th</sup>, 2013. The meeting was called to order by the President, Greg Robleto, at 7:05PM. There were 21 homeowners in attendance, in addition to the five Board members (Greg Robleto, Mo Banai, Bob Zambon, Bill Schroeder, and Kathleen Ambach), as well as Chris Stickler as a guest speaker from Ruppert Landscaping.

## **INTRODUCTIONS**

The meeting was kicked off with each Board member introducing themselves to the homeowners. We then turned to the agenda.

## **LANDSCAPING**

The Board has interviewed landscape companies, due to the general dissatisfaction with the job that A&W has been performing the last several years. The general consensus is that their work has been substandard, and is not meeting the level that the neighborhood has requested. Chris outlined the work that Ruppert will provide the community. Questions were raised regarding the increased landscaping costs in the budget, which Mo explained are part of maintaining our neighborhood in a way that will keep home values healthy. A question was also raised as to why trees have not been trimmed on Sweetbirch Drive, beyond the intersection with Hornbeam Drive. Because the trees that are planted between the sidewalk and the street are maintained by the County, it was determined that this is likely due to the fact that there are no sidewalks in that area of the neighborhood, hence what trees are technically the county's, and which are the homeowner's, is not readily apparent. Greg explained and reminded the homeowners that we all have the ability to call the County number (311) to request service, tree trimming on county property included. A new homeowner also raised the concern that the common area behind his house (which also is on Sweetbirch Drive past the Hornbeam intersection) has never been cleared since the derecho. The board advised that the landscapers should perform the clearing and clean-up of this area. A homeowner also suggested that we contact our County Council members if we are having difficulty with any issue resolution items.

## **BUDGET**

Mo Banai presented the budget. The 2014 budget includes a \$5.00per household increase over 2013. A question was raised regarding non-paying residents of the neighborhood, and Mo advised that the Board was looking into the feasibility of placing liens on the homes. A resident also requested that expense "actuals" be made available for the homeowners review, along with the proposed budget. Mo explained that actuals are not typically available until March of the following year. Connie Cremins also recommended that current CD amounts be included with the budget proposal, preceding the Annual Meeting. The budget was then unanimously approved.

## **BOARD ELECTIONS**

Voting for the election of a new Board member then took place. Mo Banai is rolling off the Board. All other current members will remain on the Board. We have had an open seat to fill. Ayako (Aya) Watanabe was elected to the Board to fill this seat.

## **COMMUNICATIONS**

Greg reviewed the research he has done to utilize the Nextdoor website as a new place to store, as well as share and communicate, community information.

**STORM POND UPDATE**

Greg provided an update on the storm pond situation, and that the County will be performing the repair that is needed to correct the drainage problem. Connie advised that we deeded the pond back to the County, and we now are only required to maintain the surrounding area, but not the pond itself.

**Q & A**

Greg opened the meeting up for questions and/or discussion. Items brought forward included:

- Speeding in the neighborhood
- Leaf pick-up – the agreed upon timeframe was the first or second week of December. The Board committed to setting the date and communicating it to the homeowners. For historical purposes, the date was ultimately set for 12/5/2103.
- The issue was raised of how to handle homes that are not being properly maintained. It was determined that if a problem was brought forward, that the Board would contact the homeowner via a letter advising of the complaint.
- The idea of bringing in dumpsters once a year, to encourage people to clean out and clean up their homes, was discussed.
- A request was made to include a copy of the current Architectural Review form in the mailing with the annual dues notice, so that everyone has a copy on hand.
- A request was made to notify all homeowners when a Board meeting is scheduled, so that they have the opportunity to attend.

The meeting was adjourned at 8:45PM.