

**NORBECK CROSSING HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting – Open Session**  
**November 14, 2024 @ 7:00 p.m. (following Annual Meeting)**  
**Held via Phone/Zoom**

<b>Attendees</b>	<b>Present (Y/N)</b>
CJ McGinnis, President	Y
Janice Lee, Vice President	Y
Lynda von Bargaen, Secretary	N
Mark Kleppinger, Treasurer	Y
Ky Porres, Director	Y
Elisabeth Poplacean, Director	Y
John Riedel, Director	Y
<b>Community Manager - TMGA</b>	
Ruchita Patel	Y

**I. Call to Order:** The virtual meeting was called to order at 7:34 p.m.

**II. Homeowner Forum**

- Evelyn Hill – Wanted to request an update on repainting of parking lines in the parking lot in front of 3835. Also, on the landscaping committee and will be doing another walkthrough for the bench locations.  
 TMGA: there are two action items for discussion tonight, the first is forming a parking committee, and the other is to get bids to seal coat and line the parking lots in the spring.  
 CJ: There were some previous discussions on creative funding for benches, such as sponsorship. *ASKED* TMGA to share the date with Board members to attend walk thru if available.
- 3516 Doc Berlin: Requested an update on the broken street light in front of 3500 Doc Berlin.  
 TMGA: The issue is that it is not on the Montgomery County plan yet and is technically still under Bradford’s Landing development plan. Due to delays with Bradford’s Landing, TMGA is working on getting a quote for repair.
- Cory O’Donnell – Kudos to Ruchita and Jennifer on responsiveness and support. Oil spill in the parking space in Maven street is still there. Car with broken windshield and does not appear the car has been moved in some time. Any updates on what will be happening with the Commuter lot next to the community? Asked if there was any update on having a landscaper manage all lawns.  
 Eric Smith: wrote to State Highway Administration - they indicated they are closing the lot, but maintaining it for staging of state highway construction vehicles.  
**ACTION:** Homeowner will forward a copy of his email exchange to TMGA.

CJ: Regarding the landscaping contract, previously we couldn't come up with a plan that worked for everyone; however, it is something we can revisit.

- Jason Groves - noticed there are two vehicles parked on Clara Downey with expired tags and do not appear to have been moved in quite some time.

Ky: Will bring that up during the meeting.

- Pat Sapp - excited that the pet station was moved. Asked about names being put into the call box.

Ky: Responded that the call box is a condo issue.

### III. Management Report

- **Meeting Minutes**

- **VOTE:** The minutes from the September 9, 2024 meeting were unanimously approved (Ky moved and Mark seconded).

- **Treasurer's Report for period ending September 30, 2024:**

- Current cash balance of approximately \$146,000, and Investment Account of approximately \$262,000, a Settlement Investment Account of approximately \$222,460 for a Total Cash Balance of approximately \$630,000.
- No unusual expenses to date.

- **Committee Reports**

- **Community Event Committee:** Discussed during Annual Meeting.
- **Landscaping Committee:** Discussed during Annual Meeting.
- **Architectural Review Committee:** Nothing outstanding at this time.
- **Tot Lot Liaisons:** Ky will be stepping down, and John can step in.

- **Voting Items/Reports**

- **Parking Committee:** Repainting lines, vehicles that have not been moved in months. Possibly cut into lawns in front of condo buildings. Due to lack of interest, deferring until there is more interest.

- **Lawn Maintenance and Snow Removal Contracts:**

**VOTE:** Ky motioned, Mark seconded. Unanimous vote to move to HLS.

- **Pet Station Maintenance:** Fee will increase, but it is still within the 2025 budget.

**VOTE:** Ky motioned, John seconded. Unanimous approval of renewal proposal from Pet Butler.

- **Trash Removal:** Triple R is not doing a great job of maintaining the dumpsters, and one primary issue is the shape of the dumpsters they are using. TMGA recommends splitting up the trash contract.

**VOTE:** Ky motioned, John seconded. Unanimous vote to stay with Triple R for single family / townhome collections and move to J&J as soon as they

are ready for dumpster collection. Although the current contract is with Triple R until April, and there is no penalty to terminate with Triple R.

- **Trash Corral Patrol and Cleaning:** deferred - TMGA is in continued discussions with vendors.
- **2025 Draft Operating Budget:**  
**VOTE:** Mark moved, Ky seconded. Unanimous vote on 2025 budget.
- **Corporate Transparency Act:**  
**VOTE:** Janice moved, Ky seconded. Unanimous vote to use CTA File Pro.

- **Committee Issues**

- Architectural Review Committee (ARC)
- Community Events Committee
- Landscaping Committee
  - Benches - **ACTION:** *TMGA will follow up on scheduling walk through.*
- Tot Lot

- **Pending Action Items**

- Cars are continuing to park at the intersection of Coolidge Avenue and Clara Downey Avenue.
- Irrigation System Repair - FSC was unable to coordinate with Quiza to repair the irrigation system; however, since TMGA will be taking over management of Condo in 2025, they will coordinate with FSC on the repair.
- Condo I has asked for an additional handicap parking spot
- Parking Corrals - would it be possible to change wooden fences to a different material, such as the plastic fencing. Revisit after changing out the type of trash corrals to see if that helps.
- Home Inspection updates - current process is first letter, second letter, then hearing. TMGA recommends not sending the second letter via certified mail, as a way to reduce costs. Very few people have big things, some hand rails and decks needing to be painted. TMGA will be putting together a list of recommendations for next year's inspections.

#### IV. **Old Business**

- No Information

#### V. **New Business**

- No Information

#### VI. **Homeowner Forum**

- Cory - follow up on the five cars that have not been moved for a while.
- Pat Sapp - appreciate everyone's hard work and will continue to attend.

**VII. Adjournment**

The meeting was adjourned at 8:48 p.m. (Ky motioned, John seconded)

Next meeting will be held on February 4, 2025.

DRAFT