

NORBECK CROSSING HOMEOWNERS ASSOCIATION
Board of Directors Meeting – Open Session
February 4, 2025 @ 7:03 p.m. (following Annual Meeting)
Held via Phone/Zoom

Attendees	Present (Y/N)
CJ McGinnis, President	Y
Janice Lee, Vice President	Y
Mark Kleppinger, Treasurer	Y
Elisabeth Poplacean, Director	Y
John Riedel, Director	N
Saul Vela, Director	N
Community Manager - TMGA	
Ruchita Patel	Y

I. Call to Order: The virtual meeting was called to order at 7:03 p.m.

II. Homeowner Forum

- Evelyn Hill – Believes she sent a video to TMGA about asphalt peeling. Also, following up on repainting of parking lines in the parking lot in front of 3835. New trash bins seem to be pretty high up.
TMGA: Concrete repairs, sealing asphalt, and repainting lines will all be done at the same time. Monitoring trash bins and will work with the new vendor.
- Cory O'Donnell – Car near Maven street with a broken windshield still has not been moved and now also has a flat tire. Oil spot still in parking lot. Both issues were raised in the last meeting. Cars parked at the entrance to the community.
TMGA: Now that the car has a flat tire, can move on having the vehicle ticketed. Will follow up on the oil stain and several others as this should be resolved with the asphalt sealing. Will follow up with the county on cars parked at the entrance to the community.
- Patricia Sapp - thank you for following up regarding the cars, since with the snow, it was obvious they were not residents. Thank you for cleaning up the snow in the back of 3835 Doc Berlin.
TMGA: Working with new snow removal contractors this year, so it is an adjustment.

III. Management Report

- TMGA introduced Vanessa Paredes who will be taking over management of Condo II
- **Meeting Minutes**

- **VOTE:** The minutes from the November 14, 2024 meeting were unanimously approved (Lis moved and Mark seconded).
- **Treasurer's Report for period ending November 30, 2024:**
 - Current cash balance of approximately \$163,000, and Investment Account of approximately \$268,112, a Settlement Investment Account of approximately \$222,600 for a Total Cash Balance of approximately \$654,222.
 - No unusual expenses to date.
 - December financial statements will be provided at a later date.
 - Goldklang audit report from 2023 - no issues. Approximately \$169,000 surplus.
 - **VOTE:** To accept Goldklang audit report unanimously approved (Mark moved and Janice seconded).
 - Deferred Assessment Resolution allows the Board to apply all or part of the excess assessment income to future year's assessments.
 - **VOTE:** To pass resolution to use corporate method for Association's financial status unanimously approved (Mark moved and Lis seconded).
- **Committee Reports**
 - **Community Event Committee:** No updates - events to be scheduled when weather is nicer. \$1000 was previously approved by the Board for events.
 - **Landscaping Committee:** Planning to schedule a walkthrough of proposed bench locations. TMGA registered the community for free shade trees to be installed in the spring.
 - **Architectural Review Committee:** Nothing outstanding at this time.
 - **Tot Lot Liaisons:** Bradford's landing board will not be seeking reimbursement for any snow removal to the shared space area. Janice will follow up with Bradford's landing to schedule a meeting to catch up on landscaping contract and planned projects.
- **Voting Items/Reports**
 - **Board Officers:**
 - President - CJ
 - Vice President - Lis
 - Secretary - To revisit
 - Treasurer - Mark
 - Member at Large - Janice, John, Saul
 - Bradford's Landing Liaisons (Janice & John)
 - VOTE:** Unanimous approval CJ motioned and Mark seconded
 - **Reserve Study:** Last reserve study from 2022 and recommended to update every 3 years.
 - **VOTE:** To proceed with Miller Dodson to conduct a Level 1 reserve study for \$3,660. (Janice motioned and CJ seconded)

- **Committee Issues**
 - **Community Events Committee:** Considering spring yard sale and summer ice cream social.

IV. New Business

- **Proposed Meeting Dates:** May 6th, November 4th - will revisit rescheduling Sept 2nd meeting due to Labor Day.
- **ARC Design Guideline Updates:** TMGA working on drafting revised Design Guidelines. With the proximity to Bradford's Landing, considering discrepancies between the communities.
- **Streetlights:** Intermittent issues with street lights near Murphys Tin / Doc Berlin Playground. There is also a broken street light at the intersection of Doc Berlin Dr. and Bradford Rd. that belongs to the county. Despite several attempts, the county has not repaired the light, so the HOA is asking a vendor to repair

V. Homeowner Forum

- No comments

The Board voted to go into Executive Session at 8:25pm.

VI. Adjournment

The meeting was adjourned at 8:42 p.m.

Next meeting will be held on May 6, 2025.