

NORBECK CROSSING HOMEOWNERS ASSOCIATION
Board of Directors Meeting – Open Session
May 6, 2025 @ 7:00 p.m.
Held via Phone/Zoom

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

I. Call to Order: The virtual meeting was called to order at 7:04 p.m.

II. Homeowner Forum

- Eric Smith - inquired about receiving neighbors' approval for ARC applications.
 - CJ & TMGA responded that approval is not required, it is acknowledgment of the work being performed. If unable to obtain neighbor's acknowledgment, indicate this on the ARC application, and TMGA will send a notice to the neighbor for their awareness and let them know to advise TMGA if they have any concerns.
- Maria - lives in the floor unit and believes approval is needed to add a camera on the exterior. Also asked if the recent thefts will be addressed during the call today. Light is out intermittently behind 3911 - strip of parking lot where a light is out. There is also still some broken glass.
 - CJ - requests regarding camera installation would be handled by the condo board. Don't specifically have the thefts on the agenda but will be discussing additional lighting.
 - TMGA encouraged homeowners to call police non-emergency number 301-279-8000 as they base their patrols on calls. TMGA will follow up on the light and glass.
- Pat Sapp - Hoping Board approves the camera for the individual requesting installation.
 - CJ - since the camera is related to the condo, will have to refer the homeowner to the condo board.
- Redi Haile - as the owner of one of the cars broken into, appreciated tips and tricks from the newsletter; however, frustrated with language about locking vehicles or securing belongings, because that was not her scenario. Prior to the recent break-

ins, recalls there were vehicles where wheels were stolen. Previously, she had to call the cops regarding a homeless person on her patio. Additional lighting could be helpful. Possibly cameras facing external to the community.

- Discussion re: community wide cameras in the past - funding and monitoring of those cameras. Board is open to suggestions.
- Lis encouraged homeowners to continue reporting any issues. Also suggested possibly organizing a neighborhood watch?
- TMGA can send a listserv out for a neighborhood watch.
- Tsigit? thinks it will be helpful to install cameras so that if something happens, there will be a recording. Inquired about a condo water issue.
 - TMGA redirected homeowner to Abaris/Condo III meeting.
- Lis Poplacean - has emailed back and forth with TMGA regarding bus stop.
 - CJ - perhaps some sort of signage?
 - TMGA - consider asking the school system to move the bus stop?

III. Management Report

- **Meeting Minutes**
 - **VOTE:** The minutes from the February 4, 2025 meeting were unanimously approved (CJ moved and Lis seconded).
- **Treasurer's Report for period ending March 31, 2025:**
 - Snow removal invoices caught up with us in March of approximately \$26k, which is just over what we had budgeted for (\$25k).
 - Audit report just came through - since we have had several budget surpluses over the last couple of years, we have an item on the balance sheet of \$193k. Auditors recommend it should only be 20% of our annual assessments (which would be \$60k).
 - TMGA recommends transferring \$100k and waiting on the outcome of the reserve study.
 - Janice - could we use this fund to help pay for lighting?
 - TMGA - can't use reserve funds for new purchases, but once additional lights are purchased, then reserve funds can be used to repair/replace. if there's a net loss at the end of the year, it reduces the prior year's excess.
 - **VOTE:** To accept Goldklang audit report unanimously approved (Mark moved and CJ seconded).
 - Current cash balance of approximately \$177,000, and Investment Account of approximately \$262,000, a Settlement Investment Account of approximately \$214,000 for a Total Cash Balance of approximately \$653,000.
- **Committee Reports**

- **Community Event Committee:** No major updates - but considering community yard sale.
- **Landscaping Committee:** No updates.
- **Architectural Review Committee:** 1 application for a fence - that was approved. Annual inspection will start next week.
- **Tot Lot Liaisons:** Janice will follow up with Bradford's Landing again to schedule a meeting to catch up on landscaping contract and planned projects.

- **Voting Items/Reports**

- **Board Officers:**

President - CJ

Vice President - Lis

Secretary - Janice

Treasurer - Mark

Member at Large - Janice, John, Saul

Bradford's Landing Liaisons (Janice & John)

Updated Janice as secretary - CJ motioned and Mark seconded.

- **Trash Contract, Ratification of Email Vote** - Voted to ratify the email decision.
- **Community Yard Sale** - possibly using the greenspace in front of condo II. We have a budget for signage - "Yard Sale this Saturday"
 - Possibly include a QR code that points back to website
 - Ruchita - has looked into an ice cream truck with no luck.
 - **VOTE:** Approval of \$500 budget for this event unanimously approved (Mark moved and CJ seconded).
- **Tot Lot Mosquito Control** -
 - Lis/Janice - both commented that there are a lot of bugs (gnats and mosquitos) by the playgrounds.
 - TMGA - suggests certain plants in the stormwater drainage areas. Ruchita can reach out to some vendors for ideas and look for grant money to help offset costs.
 - **VOTE:** Approval of Mosquito Squad unanimously approved (Mark moved and CJ seconded).
- **Design Guidelines** - Board agrees with following TMGA's recommendation of posting the updated draft guidelines to the website and giving homeowners an opportunity to provide feedback. Final approval can be by email vote or at the next meeting.
- **Enforcement Procedures**

VOTE: To move forward with separating Enforcement Procedures from the Design Guidelines. (CJ motioned and Mark seconded)

- **Committee Issues**

- **Benches** - preference for recycled materials over metal, since metal might be hot.

IV. New Business

- **Lighting Proposal -**
 - Clara Downey is county-managed, could request/petition county
 - PSE is familiar with county ordinances on light
 - Consider putting only one light up

V. Homeowner Forum

- Cory O'Donnell - was going to bring up breakins, but already addressed. Recalled there was a difference in the lighting between the county - white v more yellow light. Like the idea of a community yard sale. Regarding lawns and weeds, as long as it's green, it's good.

The Board voted to go into Executive Session at 9:00. (CJ motioned and Lis seconded)

VI. Adjournment

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

Next meeting will be held in September, date TBD - will be confirmed via email.