

**NEW MARK COMMONS HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, MARCH 7, 2013**

ATTENDEES: Margaret Chao, John Hansman, John Brown, Jeff Miller, Dunja Baker, Lori Nicely, Ellen Stein and Jim Denny.

Community Forum: Rocio Snowdy, City of Rockville's Neighborhood Resources coordinator was not able to attend the meeting.

Officer and Committee Reports: There were not any committees members present at the meeting.

Upon a motion by John Hansman and seconded by Jeff Miller, the minutes of the February 2013 board meeting were unanimously approved with the changes discussed.

Administrators Report

Dues: Jim informed the Board twenty one (21) have not paid the first installment of the 2013 home owners' association dues. Through Margaret's efforts, we received the second payment from one resident of \$4,290.28 for several years of overdue Association dues. Jim gave the Board an Auditors' Report from the Circuit Court of Montgomery County which states the deficiencies in the proceeds of the sale of 898 New Mark Esplanade are less than the amount required to pay the debt secured. The total debit on the property was \$382,863 and the amount available to pay, after the sale, was \$308,995 leaving a deficiency of \$73,868. Since there appears to be no chance that New Mark Commons will receive any prior years dues owed, Jim asked the Board for permission to write off \$2,332.89. After discussion, John Hansman made a motion that we write off \$2,332.89 as uncollectable dues from Ronald Anderson, former resident of 898 New Mark Esplanade. The motion was seconded by Ellen and passed unanimously.

Sonabank Certificate of Deposit (CD) maturing on 2/22/2013: Jim mentioned we have a one year CD maturing on 2/22/2013. John Hansman made a motion that we renew the CD for one year at a rate of 0.75% with Sonabank. John Brown seconded the motion which passed unanimously.

Annual meeting agenda: Jim gave the Board a copy of the agenda for the March 13th annual meeting. David Levy, Chief of Long Planning for the City will be the guest speaker.

Rockville Community Coalition: The Rockville Community Coalition is sponsoring a forum on March 21st discussing the Recommendations of the Rockville Charter Review Commission.

888-890 New Mark Esplanade (NME) tree damage: Jim mentioned there was considerable tree damage to a wooded section of community property behind 888-890 NME. Saturday, March 9th was selected as a date for a walking tour of the area with the Board. We will also survey the damage to the fence between NMC and Fireside Park Apartments.

Old Business

Rhonda Gordon & Col. Galloway letters: Jim gave the Board copies of the letters sent to Rhonda Gordon and Scott Galloway stating the Association's position on the maintenance and repair of sewer lateral line between the house and City's sewer line.

Reserve expenditures history: John Hansman gave a recap of the analysis he did on the community's reserve expenditures.

- The reserve study of 2008 overstated the future cost of items that will need repair or replacement.
- We need to keep the list of reserve fund expenditures up to date.
- Any expenditure greater than \$1,000, should be included in the list, regardless if it is an expense item or reserve expense item.
- The lake dredging is the largest future reserve expenditure on the horizon. We should explore sharing this cost with the City. John mentioned he spoke to Rose Krasnow, former NMC administrator, about the discussion between NMC and the City of Rockville concerning lake dredging. NMC was requesting financial assistance from the City to offset a portion of the dredging expense. At that time, the dredging was estimated to cost \$48,000. After discussion, NMC Board decided to proceed with the dredging on their own, without City assistance. Jim mentioned he remembers correspondence between the NMC Board and the City at a later date where the City did not wish to participate or assume any responsibility in dredging the NMC lake. Jim will locate prior correspondence with the City.

Jehovah Witness Church expansion: Margaret mentioned she received a letter from the church's attorney stating there were changes made to the traffic pattern through the parking lots adjacent to the new addition. It was decided the Board does not want to take a position on the proposed expansion of the church.

Potomac Valley Nursing and Wellness center: The hearing before the Appeals Board is scheduled for April 13, 2013.

New Business

Continental Pools – repairs and supplies proposal: Jim gave the Board a copy of the recommended repairs and supplies for the 2013 pool season. The amount of the proposal was \$6,929. Jim mentioned there were several opportunities for the Association to save by ordering several large replacement items ourselves and performing several maintenance items in house. After discussion, John Brown made a motion that we accept the proposal from Continental Pools, not to exceed \$6,600. Jeff Miller seconded the motion which passed unanimously.

New Pool Furniture: Jim gave the Board a proposal from Criterion Inc. for the purchase of fifteen (15) new chaise lounge chairs for the pool. This is a continuation of the plan adopted last year to replace 15 chaises per year for the next four years. The proposal was for \$2,858 which was the same price as last year. After discussion, John Hansman made a motion that we accept the Criterion proposal. John Brown seconded the motion which passed unanimously.

