

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

ATTENDEES: Margaret Chao, John Hansman, John Brown, Ellen Stein, Jeff Miller, Magnus Turesson, Dorie and Jim Mangan, Dunja Baker, Rocio Snowdy from the City of Rockville and Jim Denny.

Community Forum: Rocio had several items to discuss with the Board. All City residents are invited to the swearing in of the new Mayor and Council. There are a number of ways for residents to volunteer and make charitable contributions during the coming holiday season. Dorie and Jim Mangan were present to discuss the walking path from New Mark Esplanade, up the hill to the playground. The installation of different size gravel and stones in an attempt to halt erosion down the hill created an uneven walking surface. In lieu of blocking the path, Dorie and Jim are requesting an effort be made to level the path and make it suitable for pedestrians.

Officer and Committee Reports: There were not any reports presented.

Upon a motion by Jeff Miller and seconded by Ellen Stein, the minutes of the October 2013 board meeting were unanimously approved.

Administrators Report

Dues: Jim informed the Board seven residents have not paid the second installment of the 2013 home owners' association dues. Follow up letters were sent to all residents with an outstanding balance with an offer to work out a payment plan.

Pool update: A question was brought up last month inquiring how many kids are on the swim team and how many are non-resident members. The swim team had 78 members and 29 of those are non-resident members. That is approximately 38% of the team. Jim is researching pool access control systems.

NMC received a grant from the City: We received a \$600 grant from the City of Rockville to support our autumn clean up along the bike path and plant new trees to replace the trees we lost during the major storm in June 2012. We purchased 20 trees thru the MD Department of Natural Resources Tree-Mendous program.

2014 proposed budget: Jim gave the Board the proposed budget for 2014. He also included income and expenditures as of 10/31/2013 versus the 2013 budget. The Association's governing documents set forth the maximum amount the dues can be raised. In recent years, the dues increases have been held within or under the annual Consumer Price Increase (CPI). Our Covenants state the increases in dues have to be within the annual increase in the CPI on a cumulative basis since January 1, 1968. The percentage of increase in the Consumer Price Increase (CPI) for the Washington and Baltimore metropolitan area for the period of September 2012 to September 2013 was one point two percent (1.2%). Jim presented a proposed budget for 2014 that reflected a 1.2% increase.

After discussion, the Board made several changes. They approved increasing the non-resident pool membership fee \$25 per family, from \$550 to \$575 for the pool season. The Board also approved a \$5,500 bonus for Jim. Jim mentioned he would change the spreadsheets and send out the revised budget via email next week for approval by the Board. After approval, the proposed 2014 budget, with the one point two percent (1.2%) increase, will be published in the NMC Newsletter and distributed to all residences in the community. The one point two percent (1.2%) dues increase is equal to \$11 to \$12 increase per household for the year.

Jim is projecting we will be under budget this year. Projected income is \$352,830 which is \$646 more than expected. Projected expenses are \$324,015 which is \$28,169 under budget. The total projected under budget will be \$28,814.

Old Business

NMC Special Interest Groups: The New Mark “Special Interest Groups” meeting yielded two possible groups: a book club and a musical jam session.

Board of Directors Open House: Our annual Open House held on October 12th was a success. Approximately 80 to 90 residents attended the event.

Community autumn clean up: We had twelve to fifteen residents participate in our annual cleanup of the NMC woods and bike path on Saturday, November 2nd.

Path near playground: After discussion, the Board authorized Jim to work with our landscape contractor to attempt to level the stone path near the playground.

New Business

Notice of Area meeting on December 3rd: Jim distributed a notice of an Area Meeting for a project by Shelter Development, LLC to build a 195 unit senior housing community on part of the former Giant Food site on N. Washington Street.

Edmund Bennett memorial dedication: Saturday, January 11, 2014 was selected as the date for the dedication of Edmund Bennett memorial. It will take place at 10:30 a.m. at the clubhouse.

Miscellaneous

Magnus talked to several companies that install electric vehicle charging stations.