

**NEW MARK COMMONS HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, JANUARY 9, 2014**

ATTENDEES: Margaret Chao, John Hansman, John Brown, Magnus Turesson, Dunja Baker, Jeff Miller, Ellen Stein, Rocio Snowdy from the City of Rockville, Andy McKelvey and Rob Smith from Community Pool Service and Jim Denny.

Community Forum: Rocio had several items to discuss with the Board. The public comment period on proposed art work for the police station has been extended to January 20th. The FY 2015 budget for the City will be presented to the Mayor and Council on March 17th. The Board had a couple of items for Rocio. There is a pothole at intersection of Maryland Avenue and Argyle Street that needs to be repaired. Traffic control was very poor after the accident that occurred at the corner of Potomac Valley Road and Maryland Avenue on December 28, 2013.

After interviewing representatives from several pool management companies, Jim invited Andy McKelvey and Rob Smith from Community Pool Service representatives to meet the Board. Andy mentioned that Community Pool service is a full service pool management and repair company based in Rockville. Their life guard staff is a mix of international and domestic guards, but they are willing to staff the pool to meet our needs. All guards are American Red Cross certified in lifesaving. Their pool construction and repair are all handled in house with the exception of plaster coating.

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

Upon a motion by John Hansman and seconded by Margaret Chao, the minutes of the December 2013 board meeting were unanimously approved.

Administrators Report

Dues: Jim informed the Board seven residents have not paid all of their 2013 home owners' association dues. Jim sent follow up letters to all residents with an outstanding balance that included an offer to work out a payment plan. We did not get a reply from any of these residents. After discussion, the Board decided to initiate legal action against four residents with the largest past due balances.

Board member terms: Jim told the Board the three year term for John Brown, John Hansman and Margaret Chao expire in March 2014. Margaret mentioned she will not be seeking re-election.

2014 proposed budget: Jim gave the Board the approved budget for 2014. He also included income and expenditures as of 12/31/2013 versus the 2013 budget.

Jim is projecting we will be under budget this year. Projected income is \$352,225 which is \$41 more than expected. Projected expenses are \$316,282 which is \$35,906 under budget. The total projected under budget will be \$35,947.

Old Business

Edmund Bennett Memorial dedication: The dedication will take place on Saturday, January 11th at 10:30 a.m. in the clubhouse.

NMC Special Interest Groups: There is a Game Night scheduled for January 25th in the NMC Clubhouse at 5:00 p.m. .

Annual meeting date set: March 12th was selected as the date for the NMC annual meeting.

Pool repair and management proposals: Jim gave the Board four proposals for swimming pool management and five proposals for pool repairs. The management proposals ranged in price from \$35,904 to \$52,250. After discussion, the Board decided to accept the proposal from Community Pool Service, Inc. upon satisfactory references. The pool repair proposals ranged in price from \$68,300 to \$77,275. After discussion Jeff made a motion that we accept the repair proposal from Community Pool Service, Inc. for \$68,300 for the repairs to the NMC pool. John Hansman seconded the motion which passed unanimously.

DeLeon & Stang engagement letter: Jim gave the Board a copy of the revised engagement letter from our auditors, DeLeon and Stang. The original letter was for a three year period. The revised letter is for one year with an option for two more years.

New Business

Guest speaker for the annual meeting? Jim asked the Board if anyone had a preference for a guest speaker for the annual meeting. After discussion, we would contact Robin Ziek, Historic Preservation Planner at the City of Rockville to talk about the National Register for National Historic Designation and what it would mean for New Mark Commons.