

**NEW MARK COMMONS HOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING  
THURSDAY, JULY 8, 2014**

**ATTENDEES:** John Hansman, Magnus Turesson, Dorie Mangan, Dunja Baker, John Brown and Jim Denny.

Members absent: Jeff Miller and Ellen Stein

**Community Forum:** No residents were present for Community Forum.

**Officer and Committee Reports:** There were not any officer or committee reports presented.

**Approval of minutes:** Upon a motion by Magnus Turesson and seconded by John Brown, the minutes of the June 5, 2014 Board meeting were unanimously approved with the change noted.

**Administrators Report**

**Dues:** Jim told the Board forty one (41) residents have not paid the second installment of their association dues. That includes six residents that have not paid for the entire year. Jim will turn the past due accounts over to our attorney for collection

**Pool update:** Jim mentioned the life guards have been doing a good job monitoring pool admissions. There was discussion concerning one of our current Pool Rules and Regulations in regards to if a child between the ages of 8 and 13 who have satisfied the requirements to come to the pool unaccompanied, be allowed to bring a guest to the pool. After discussion, the Board decided, any guest under the age of 13 must be accompanied by an adult or responsible person over 14 years of age. The reason for this decision is guests are not members of our pool, and have not passed the swim test nor do they have a note for their parents granting them permission to come to the pool.

Dorie gave the Board copies of the pool rules and regulations from the King Farm Citizens' Association and the Falls Mead Pool. Dorie mentioned there may be some rules we could incorporate into the NMC Rules and Regulations.

We have thirty non-resident family memberships this year which equates to \$17,250.

**4<sup>th</sup> of July celebration was a success:** It was agreed the new caterer did an excellent job with the food service. The children's entertainment held at 11 a.m. was very successful. There was discussion to changing the time for the children entertainment to after lunch, possibly 2 p.m. The 11 a.m. start time had a lot of people wandering in after the program had started.

**2<sup>nd</sup> quarter financial review:** Jim told the Board the financial review will be held at the August meeting. Jim had a PC hard drive crash and lost some of Quick Books data. Our accounting firm was able to restore our data thru February 10, 2014. Jim will have to rebuild the data base from February.

## **Old Business**

**New Directory:** The 2014 Directory has been printed and will be distributed to the community next week.

**Pool Pass System:** The pool pass system is on hold until the NMC Directory is completed. We will use the directory information as the initial data base for the pool entry system.

**Revision to pool rules:** John Hansman presented a draft of the change to the pool rules and regulation dealing with the use of the pool by owners or tenants. The proposed change is:

‘Effective May 2016, the pool membership associated with a New Mark house may be used by only one family because dues are being paid for only one family. Normally, that family is the family resident in the house, even if that family is a tenant. However, an owner may provide in the lease, clearly stated, that the owner will use the pool instead of the tenant. The owner must notify the Administrator of such a provision and provide a copy of the lease. If the tenant is thus denied free use of the pool, the tenant will be eligible to be a "non-resident" pool member by paying the specified fee.’

After discussion, it was agreed Jim would forward to Brian Bichy for his review before inclusion in the pool rules and regulations.

It was also mentioned that the NMC Pool Rules & Regulations posted in the clubhouse should be prepared with a larger font.

## **New Business**

**Community Pool Service proposal:** We received a proposal from Community Pool Service to furnish and install one LED in underwater pool light for \$625. After discussion, John Brown made a motion that the Board accept the proposal from Community Pool Service. Dunja seconded the motion which passed unanimously.

**Titan Tree Care proposal:** We received a proposal from Titan Tree Care for maintenance pruning of six trees throughout the community for \$2,210. After discussion, Dunja made a motion that the Board accept the proposal from Titan Tree Care for \$2,110. Magnus seconded the motion which passed unanimously.

**Enterprise Rent-a Car Facility expansion:** Jim gave the Board a Notice of Public Hearing on July 23<sup>rd</sup> addressing the expansion of Enterprise Rent-a Car facility at 702 Rockville Pike.

**Brightview Rockville Town Center:** Jim gave the Board a Notice of a Planning Commission Hearing on July 23<sup>rd</sup> addressing the construction of 195 unit senior housing community on part of the former Giant Food store on the north side of Beall Avenue.

## **Miscellaneous**

Dorie mentioned she experienced a couple of soliciting scams. There was a person soliciting for our troops stationed overseas and referenced the 3<sup>rd</sup> Marine Battalion. The second was a couple of young men wearing reflective safety vest.

John Hansman requested the email approval of the expenditure of approximately \$510 for the high quality photos and printing required for our application for the National Register be entered in the minutes of the July Board meeting.