

**NEW MARK COMMONS HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, DECEMBER 4, 2014**

ATTENDEES: Dunja Baker, Magnus Turesson, John Brown, John Hansman, Ellen Stein and Jim Denny.

Members absent: Dorie Mangan and Jeff Miller

Community Forum: There were not any residents present for Community Forum.

Officer and Committee Reports: Jim mentioned the Pool Committee met on December 3rd to review the NMC Pool Rules and Regulations and compare them to R & R from other local pools.

Ellen updated the board on the plan to landscape the corner of New Mark Esplanade and Welwyn Way. She and Cathy Berman developed a landscape plan with the assistance of a representative from Stadler's Nursery. Ellen reviewed the plans with the residents of 500 to 508 NME. The residents had several concerns with the plant selections. The plan was put on hold until next spring.

John Hansman mentioned he spoke to Diane Bennett. She was going through files of her late husband, Edmund Bennett, and found a large binder containing the New Mark Commons master copy photos. She sent John the binder for the community's archives.

Approval of minutes: Upon a motion by John Brown and seconded by Ellen the minutes of the October 2nd board meeting were approved.

Upon a motion by John Brown and seconded by Magnus, the minutes of the November 6th board meeting were approved.

Dues: Jim told the Board nine residents have not paid the second installment of their association dues. That includes five residents that have not paid for the entire year. There are liens in place on three residences. After discussion, it was decided we will have the Association's file liens on two residents who have not paid any of their 2014 HOA dues.

Lake: The fountain was removed by representatives of Solitude Lake Management. Jim power washed the fountain and stored it in the maintenance garage for the winter.

2015 proposed budget: Jim gave the Board the proposed budget for 2015, incorporating a 1.3% dues increase. He also included income and expenditures as of 11/30/14 versus the 2014 budget, the Association's bank balances and reserve fund expenditures as if 11/30/14. After approval, the proposed 2015 budget, with the one point three percent (1.3%) increase, will be published in the NMC Newsletter and distributed to all residences in the community.

Jim is projecting we will be under budget this year. Projected income is \$357,090 which is \$4,551 less than expected. Projected expenses are \$339,514 which is \$22,477 under budget. The total projected under budget will be \$17,926.

Old Business

Concrete and asphalt repair update: O'Leary Asphalt has completed the concrete and asphalt repairs. Jim is following up with O'Leary on several open issues. We have paid \$90,276 and held back approximately \$4,000. There was an increase in cost of approximately \$12,000 on the lake path. We will discuss this overrun with O'Leary.

At the November 6, 2014 Board Meeting, Joe and Billie Jordan attended to discuss a storm water drainage issue they have in their backyard. Their backyard is unusual, part of the yard is owned by the Jordan's and part is owned by NMC Homes Association. Not all the Board members had been able to visit the site before the November Board meeting. John Hansman felt that all the Board members should make a site visit to the Jordan's backyard before their proposal is discussed. At the December Board Meeting, since all members had visited Jordan's backyard, the board review the proposal and decided they would grant the Jordan's permission to proceed with proposed work but the Association would not contribute any funds for the project. Jim prepared the following letter and it was sent on December 18, 2014 to the Jordan's:

"The Board discussed your backyard at length at the December meeting. As you know, what appears to be your yard is mainly Association property, with your part extending eight feet from your house. Your proposed improvement would cover the Association property as well as yours. The Board approves your plan and reasonable modifications to improve the drainage and patio in your backyard as long as it does not negatively impact your neighbors or the Association's property.

However, as a matter of policy, the Board has concluded that it should not use Association funds for projects that benefit just one homeowner. This policy was followed two years ago when two homeowners wanted the Association to pay for repair of individual sewer lines that just happened to cross a piece of Association property.

Over the years, prior Boards have spent considerable funds on storm water management and drainage issues that affected 328 to 334 NME. Those improvements significantly mitigated water issues for those homes. The Board concluded unanimously that funding any patio reconstruction in your backyard would be spending funds for the benefit of only one homeowner, contrary to good policy.

The Board hopes that you can appreciate the need for boundaries on the use of Association funds."

New Business

Iron rail proposals: We received proposals from ARC Solutions Welding and Action Fabricators. In addition to the railing on top of the retaining wall near 902 NME, there were repairs to two existing handrails in the community. ARC Solutions Welding proposed repairing the two damaged handrails. They also proposed refurbishing the existing 40 year old iron railing and fabricating a new 10' section that was beyond repair. Their cost was \$2,877.

Action Fabricators proposed repairing the two handrails and fabricating new iron railing for the top of the retaining wall for \$3,030. After discussion, it was decided that the additional \$153 cost of the Action Fabricator's proposal was acceptable for a new railing on top of the retaining wall. Ellen made a motion that we accept the proposal from Action Fabricators for \$3,030. Dunja seconded the motion which passed unanimously.

Stolburg Landscaping tree removal proposal: We received a proposal from Stolburg Landscaping for cutting back the bushes along the lake and removing bamboo that started to spread along the lake bank for a 'not to exceed' \$1,600. After discussion, John Brown made a motion that we accept the proposal from Stolburg Landscaping. Dunja seconded the motion which passed unanimously.