

**NEW MARK COMMONS HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, JANUARY 8, 2015**

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

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

Officer and Committee Reports: There were no officer or committee reports.

Approval of minutes: Upon a motion by Ellen and seconded by Magnus the minutes of the December 4, 2014 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. Liens have been filed on the two remaining residents who have not paid any HOA dues for 2014.

Board members term expiring: Jim told the Board that two members' term expire in March. They are Dunja Baker and Ellen Stein.

Select date for the NMC annual meeting: After discussion, Tuesday, March 24, 2015, was selected as the date for the annual meeting. We will announce the annual meeting in the February and March newsletters.

2015 proposed budget: Jim gave the Board the proposed budget for 2015, incorporating a one point three percent (1.3%) dues increase. He also included income and expenditures as of 12/31/14 versus the 2014 budget. 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 \$356,698 which is \$4,943 less than expected. Projected expenses are \$322,506 which is \$39,485 under budget. The total projected under budget will be \$34,542. After discussion, Jeff Miller made a motion to approve the proposed 2015 budget. Magnus seconded the motion which was unanimously approved.

Possible July 4th conflict with swim team: We received an email from Peter Kaplan, NMC Swim Team coordinator. He mentioned the July 4th falls on a Saturday this year and the Montgomery County Swim League (MCSL) is planning on holding swim meets on July 4th. After discussion, the Board asked Jim to inform Peter that NMC does not want to hold a home swim meet on July 4th.

Old Business

O'Leary Asphalt Inc.: O'Leary has completed the concrete and asphalt repairs. Jim is following up with O'Leary on one remaining open issues. There was an increase in cost of approximately \$12,000 on the lake path. We will continue to discuss this overrun with O'Leary.

New Business

Solitude Lake Management: Jim suggested we should ask John Phelps, an Environmental Scientist from Solitude Lake Management (SLM) for a presentation and a proposal on dredging the lake. After discussion, there were several items which we would like additional information. They are: differences between different types of storm water management, retention, detention ponds; is there federal, state or local financial assistance available? are there specific times of the year when dredging is permitted?

Miscellaneous

Joh Hansman mentioned we need to finish the review and revision of the Pool Rules & Regulations.