

**NEW MARK COMMONS HOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING  
THURSDAY, FEBRUARY 5, 2015**

**ATTENDEES:** Dunja Baker, John Brown, John Hansman, Dorie Mangan, Joe Jordan, Sally Guardia, John Phelps representing Solitude Lake Management and Jim Denny.

**Absent members:** Jeff Miller, Ellen Stein and Magnus Turesson

**Community Forum:** Joe Jordan was present for Community Forum. Joe asked the Board to reconsider their earlier decision not to help with the cost of repairs for the part of his backyard that is Association property. Since only four of seven board members were present, John Hansman said he would prefer to have all board members present to consider Joe's request.

John Phelps from Solitude Lake Management (SLM) was present, at our invitation, to discuss lake dredging. He discussed the initial steps required to determine where, the quantity and type of sludge present in the lake. He reviewed the Bathymetric Study process and shared a sample of a study prepared by SLM for a community in Pennsylvania. Since our lake was dredged approximately ten years ago, the Clean Water Act has instituted more stringent requirements for the handling and disposing of sludge from a dredging operation. In addition to the type of sludge, it is necessary to determine the sludge toxicity level. Along with a bathymetric study, a toxicity study should be performed to determine how the sludge has to be handled and disposed. A toxicity study typically cost \$1,600 in addition to the cost of the bathymetric study. Once the amount of sludge to be removed is quantified and toxicity level identified, an engineering firm can be retained to identify permitting requirements and prepare a proposal that can be submitted to dredging companies for bids. SLM has used Apex Engineering, a local firm, for several dredging projects.

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

**Approval of minutes:** Upon a motion by John Brown and seconded by Dunja the minutes of the January 8, 2015 board meeting were approved.

**Administrator's Report**

**Dues:** Jim told the Board that eighty two (82) residents have not paid the first installment of their association dues for 2015. That includes five residents who did not pay for the entire year 2014. There are liens in place on all five of these residences.

**Pool update:** Jim told the Board the second skimmer for the wading pool had been replaced. Due to the weather, the new concrete around the shimmer had not been poured. Jim noticed the water level appeared to be low in the main pool. Jim called Community Pool Service.

They investigated and did not see any obvious reason for the low water level. They added water to the pool and the water level appears to be holding in place.

**Pool pass system:** Jim told the Board he has resumed training on the EZ Facility software that NMC will be using for pool admittance this summer.

**Community Associations Inc. (CAI) conference:** The annual CAI Conference and Expo will be held on Saturday, March 7<sup>th</sup> at the Washington Convention Center. John Hansman and Jim Denny will be attending.

**NMC annual audit:** The Association's accountants, DeLeon and Stang, have scheduled the annual audit for February 9<sup>th</sup> and 10<sup>th</sup>.

### **Old Business**

**O'Leary Asphalt:** Jim has a meeting scheduled on February 11<sup>th</sup> to discuss additional charges for the asphalt path along the lake bank.

**Revised NMC Pool Rules & Regulations:** Jim gave the Board a draft of the proposed changes to NMC's rules and regulations. A majority of the changes are in the area of safety for children. The Pool Committee has proposed raising the age for an unaccompanied child from 8 to 9 years old and raising the age of a responsible person from 14 to 16 years old. A new Pool Access and Liability Waiver must be signed by the parents or guardian on file with the pool staff and the NMC administrator. A change in the guest policy was discussed. It will be further reviewed by the Pool Committee. Jim and Dunja agreed to meet next week to finalize the proposed changes discussed at this evenings meeting.

### **New Business**

**Solitude Lake Management (SLM) proposal:** We received a proposal from SLM to conduct a bathymetric study of our lake. The study consist of lake mapping, depth contours, bottom sludge and sediment sampling along with sediment calculations for dredging. John Phelps from SLM presented the bathymetric study earlier in the board meeting. After discussion, John Brown made a motion that we accept the proposed study for \$3,978. Dorie seconded the motion which passed unanimously.

**M. Worthing email:** Ms. Worthing is concerned about the exterior appearance of the homes in her immediate area of the community. Trash cans along with other miscellaneous items, such as gas cans, paint cans, tarps and trash are being left in front of homes for days on end. Our covenants state that trash containers are only allowed in front of residences on the day of collection. They should be kept out of sight for the remainder of the week. If they ae not stored in the garage, at minimum they should be moved to either side or rear of the home. After discussion, John Hansman said we should include an article in the next newsletter concerning storage of trash and recycle containers.

