

**NEW MARK COMMONS HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, MARCH 6, 2015**

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

Absent Board members: Jeff Miller and Dunja Baker

Officer and Committee Reports: There were not any committees members present at the meeting.

Upon a motion by John Brown and seconded by Dorie, the minutes of the February 5, 2015 board meeting were unanimously approved.

Administrators Report

Dues: Jim informed the Board thirty nine residents have not paid the first installment of the 2015 home owners' association dues. This includes nine residents with a prior year outstanding balance. Jim mentioned we did receive a payment of \$1,000 from a resident with dues outstanding from prior years.

Pool pass system: Jim has taken additional training and on the system and the member ID have been ordered. A camera will be purchased for the system. The NMC resident data base and the non-resident members from 2014 have been loaded to the EZFacility database.

4th of July swim meet: The Montgomery County Swim League has scheduled a swim meet for the 4th of July at NMC. The swim team coordinators are attempting to reschedule the meet or hold it at another location. The Board plans on proceeding with our normal 4th of July holiday celebration at the pool.

Community Associations Inc. (CAI): CAI will hold their annual Conference and Expo on Saturday, March 7th at the Washington Convention Center. Jim Denny and John Hansman plan to attend.

Helen Reed's funeral: Helen's funeral will be held on Saturday, March 7th at 11 a.m. at Faith United Methodist Church on Montrose Road, Rockville, MD.

2015 snow removal: Jim mentioned we have spent \$29,043 year to date on snow removal so far this year.

Old Business

Joe Jordan's email dated 2/4/2015: Billie and Joe Jordan sent an email to the Board asking them to reconsider their decision not to contribute finically to the repair and renovation of their backyard. They sighted several past instances where they believed prior Board's had approved spending Association funds on projects that benefited only one homeowner. John mentioned he and Jim had looked at several location in the community where repairs had been done that may on the surface appeared to be for the benefit of an individual there was a

potential for impact to Association property. While recognizing that almost half of the Jordan's rear yard was Association property, the area has been for the sole use and benefit of the Jordan's for years. After discussion, Magnus made a motion that the Association not commit any funds to the repair, renovation or improvement of the Jordan's backyard. Ellen seconded the motion which passed unanimously.

O'Leary Asphalt Inc.: After discussion with a representative from O'Leary Asphalt, we were able to come to an agreeable settlement on the outstanding balance due on the replacement of the asphalt walk path around the lake. The outstanding balance was \$12,300. The agreed upon settlement was \$6,150.

Revised NMC Pool rules & Regulations: Jim distributed a copy of the latest revision of the pool rules and regulations. Several changes suggested by Nancy Wood were discussed and two of the changes will be incorporated into the final document.

New Business

Solitude Lake Management proposal: Jim gave the Board a proposal from Solitude Lake Management to furnish and install two new compressors for the lake aeration system. The purchase of two new compressor was a more economical decision than have our two existing compressors rebuilt. The cost to rebuild the two compressors was \$990. The cost of two new compressors is \$1,582. After discussion, John Brown made a motion that we accept the proposal from Solitude Lake Management for two new compressors at a cost of \$1,582. Ellen seconded the motion which passed unanimously.

Miscellaneous

Jim received an email from Dan Barresi concerning an incident he had with several young men who were soliciting work shoveling snow.

"Earlier today I left my shovel in the snow adjacent to my garage to take a short break from shoveling and came inside. About ten mins later when I came back out the shovel was gone. I had seen a group of about five kids at my neighbors house a little earlier (5 kids w one shovel) and thought to myself they might be the likely suspects. I noticed the same group of 5 kids in the condo area (where John O'Neils Mom lives) and confronted them when I noticed my shovel in their hands. I got my shovel back and told them to leave the community and that I would ensure homeowners not get shoveling services from them because they can't be trusted. They then screamed obscenities at me where I felt threatened and called the police. Police showed up and located the kids. Upon leaving the community they again screamed obscenities at me and I asked the police what the situation was. They told me they got their ID's and that they were living in the group home on Maryland Ave. Kid admitted to 'borrowing' the shovel I guess....I wanted to inform you so we can inform the neighborhood...should we write a note to the group home? Police said they would swing by there and let them know what happened but how can I be sure. Thanks."