

**NEW MARK COMMONS HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, MAY 7, 2015**

ATTENDEES: Ellen Stein, Dorie Mangan, Magnus Turesson, John Daroff, Joe Jordan, David Sloan, Ken Misner, Roger Zions, John Phelps and Jim Denny.

Absent Board members: John Hansman, Jeff Miller and John Brown

Community Forum: John Phelps from Solitude Lake Management was present to discuss the results of the bathymetric study conducted by his company on Lake New Mark. He distributed four maps generated by the bathymetric study. The four maps included:

- 1st map - General information map for the lake displaying area, 3.1 acres, minimum and maximum depths and volume.
- 2nd map - General information map displaying depth contour lines.
- 3rd and 4th maps - Display the sediment thickness in feet throughout the lake.

The study concluded there were approximately 3,275 cubic yards of sediment in the lake. Additional testing would be required to analyze the makeup and the toxicity of the lake sediment. A local firm, Apex Engineering, is reviewing the bathymetric study and preparing a cost estimate for the dredging and disposal of the sediment. The proposal will include all aspects of the job, including obtaining the necessary permits from federal, state and local jurisdictions. Joe Jordan mentioned he was on the NMC Board of Director the last time the lake was dredged and volunteered to help form a committee to assist with the current dredging effort.

Ken Misner and David Sloan were present to discuss the poor appearance of their neighbors yard at 6 Letchworth Circle. The grass is not cut and the rear yard has grass almost 12" high in spots. The split rail fence between 6 Letchworth and David Sloan's home at 1 Stevenage Circle is in disrepair. They want to know what the NMC Home Association can do to encourage or force their neighbor 6 Letchworth Circle to maintain the exterior of his home so it does not continue to be an eyesore in the community. They mentioned a neighbor at 3 Letchworth Circle recently advertised their home for sale. There is a concern that the poor appearance of 6 Letchworth Circle could have a negative effect on the value of the other homes on Letchworth Circle. John Daroff said the Board would review our governing documents and determine what action the Association could take in this instance and let them know.

Joe Jordan was present to discuss the Board's decision not to fund any further drainage repair to HOA property adjacent to his backyard. He would like Jim to assist him in meeting with Matt Stolburg of Stolburg Landscaping Inc. to obtain proposals to reset the surface drains, installing a French drain system to collect surface water and tie the French drain to the existing drainage system. Jim said he would be available to meet with Joe and Matt.

Roger Zions wanted to bring several items to the Boards attention. He mentioned last year his home was severely damaged by a falling tree. He is concerned about large branches from a neighbor's tree hanging over his home. He also mentioned there are several high, hanging branches in the trees on the common area in front of 818 to 822 New Mark Esplanade. He also mentioned there is a rotting 6X6 timber in the retaining wall in front of 816 New Mark

Esplanade. Jim said he would check on both items. Roger also mentioned he was concerned about the large traffic volume and excess speed on Maryland Avenue. He told the board he recently attended a monthly Transportation Board meeting to express his concerns. He said he would forward his remarks to the Transportation Board to Jim for the Board information.

Officer and Committee Reports: Ellen Stein mentioned the Garden Club planted new flowers in the planters at the pool. She and Cathy Berman have been working with Stadler's Nursery to obtain certain plants for the common area improvement at the corner of Welwyn Way and New Mark Esplanade. Stadler's did not have all the requested species in stock and are waiting for delivery. If the plants are received too late for a spring planting, the project may be postponed until this fall.

Upon a motion by John Daroff and seconded by Magnus, the minutes of the April 2, 2015 board meeting were unanimously approved with the changes noted.

Administrators Report

Dues: Jim informed the Board the second dues invoices were mailed on May 1, 2015. The payment due date is June 1, 2015. We usually give a two to three weeks grace period before sending second request for payment. At the July 2015 Board meeting we will discuss action to be taken on past due accounts.

Pool update: The Montgomery County Health Department pre-opening inspection is scheduled for May 13th at 1:30 P.M. Community Pool Service determined our pool did not need to be drained and acid washed this spring. They were able to fill the pool, add chemicals and start the filter system. The pool responded to this procedure, and along with additional brushing and vacuuming the pool, will be ready for inspection. This process should extend the life of the pool's white plaster coat.

Pool pass system: Jim mentioned he and Dunja had issued fifty six (56) pool passes to date. Seven dates, including evenings and weekends, have been announced to distribute pool passes to residents between May 5th and May 19th. Additional dates may be added as required.

Parking lot lights 144,154 and 170 NME: The lights were repaired and a new circuit breaker panel and box installed for a total cost of \$5,065.

Old Business

Titan Tree Care - The tree pruning and removal work approved at the April Board has been completed.

Stolburg Landscaping Inc. - A majority of the work on the five proposals approved at the April Board meeting has been completed.

Criterion, Inc. Outdoor Furniture Repair - The 15 new chaise lounges were delivered on May 5th.

Insurance renewal: We received an invoice from Liberty Mutual Insurance for \$26,475. The invoice was consistent with the notice of an annual rate increase we received last month. The Commercial Liability Package increased by \$625 to \$25,348. The Workers' Compensation coverage premium remained the same at \$1,127. After discussion, John Daroff made a motion that we approve the premium of \$26,475 for our Commercial Liability policy and our Workers Compensation package. Dorie seconded the motion which passed unanimously.

Joe Jordan's proposals: The Board discussed Joe's presentation from earlier in the meeting along with the 3/22/2015 email. John Daroff mentioned a way to grant the Jordan's exclusive use of the small parcel of community land in question. It would require granting them a license to use the land. The license would be personal to the Jordan's and recorded in the County land records. The license would be revocable. If the property was sold the Association could enter a new license agreement with the new owner.

New Business

Inflation Guard Endorsement on Association property: We received a quote from HMS for insurance for inflation guard coverage. This was for an option we discussed last year when we amended the replacement cost on the Association's real property to actual value. The premium increase for the 2% inflation guard would be \$105. The premium increase for the 4% inflation guard would be \$212. After discussion, it was decided to table discussion until the June 4 Board meeting.

Mark Wetterhahn email: Jim forwarded an email from Mark Wetterhahn to all the Board members. The subject of the email was: pool use. For accuracy, the email follows:

Jim,

The details of arrangements for the use of the pool have been published in the New Mark News. I attended the annual meeting, but the details of the pool guest passes were never discussed. I am one of the older, long-time residents of New Mark Commons, and my family uses the pool only occasionally. However, when my children and grandchildren visit (only a few times a summer), we like to take them to the pool. We feel it is fundamentally unfair to have to pay for each of them. The pool is clearly underutilized on most days and the revenue generated by pool admissions of family members cannot be significant. While unlimited admissions of direct family members would be best, I believe that a minimum of 20 admissions for each dues paying family would be equitable. On weekends and holidays, two admissions per guest could be required. I have spoken with a number of New Mark residents similarly situated and they agree with my suggestions.

I would appreciate if you forwarded this message to members of the Board. Feel free to contact me to discuss this issue.

Mark Wetterhahn

During the Board discussion of Mark's email several points were noted. The concept of a number of free admission would have to be extended to all residents of NMC without restrictions to use. There could not be any requirement as to family members, non-family member, etc. It was agreed that free passes for the entire community was not an option. The Board agreed the

use of all existing paper Guest Passes purchased in prior years would be honored. Perhaps an incentive or discount pricing could be developed for Guest Passes. It was decided to table further discussion until the June 4th Board meeting when more Board members should be present.