

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

**ATTENDEES:** Dorie Mangan, John Hansman, John Daroff, John Brown, Magnus Turesson, Andrew Li, Nate Craigmiles representing Solar City and Jim Denny.

Absent Board members: Jeff Miller and Ellen Stein.

**Community Forum:** Nate Craigmiles, representing Solar City, was present to discuss his company's solar power systems for homeowners. The Board was interested in learning if the clubhouse has a suitable orientation and be eligible for Solar City's program. Jim will send Craig a copy of the clubhouse's latest PEPCO bill so he can determine projected savings. Craig will supply an advertisement for the NMC newsletter.

Jonathan Smith could not attend the meeting but sent an email to John Daroff for him to share with the Board of Directors. Jonathan is active in the Rockville Solar Co-op and is preparing his home and synagogue for solar installation. The decision to go solar depends on two factors; the amount we currently spend on electricity and the solar potential of the property. The key financial metrics for going solar include the simple pay off, how long until we break even on upfront cost and net present value, the cost of the system over the expected lifetime. The NMC clubhouse roof has a similar orientation and roof profile as his home. He believes any solar provider would be willing to install a system for us. He believe that outright purchase of the system is more cost effective that leasing the system. While leasing would offer a discount to our current electric bill, purchasing the system offers a quicker breakeven point.

Andrew Li, the new owner of 314 New Mark Esplanade, was present to discuss some storm water drainage concerns. When he took occupancy of his home, the drain pipes attached to the front and rear gutter downspouts were buried along the side of the house. They have since been excavated and positioned to flow away from the house. He is concerned about the slope of the hill outside his rear fence and the possibility of water running off the hill and on to his property. John Hansman mentioned he and Jim would make a site visit during to get a better understanding of the issue.

**Officer and Committee Reports:**

Upon a motion by Dorie and seconded by John Brown, the minutes of the July 2, 2015 Board meeting were unanimously approved.

**Administrators Report**

**Dues:** Jim informed the Board that 20 residents have not paid the second HOA dues invoice that was due on June 1. The Board reviewed the six accounts that have been turned over to our attorney for collections. John Daroff reviewed court records and determined there were no open foreclosures on any of the six residences. One of the residences has been sold at a tax sale. Another resident is trying to refinance their home. Jim sent a statement of account to the new mortgage company and requested their assistance is collecting the past due amount. The Board decided to start collections on the remaining four accounts with 2015 unpaid dues. Jim will follow up with the ten residents who have not paid the second installment of the 2015

Association dues. We were given notice that 856 New Mark Esplanade has been sold at a tax sale. New Mark Commons HOA has a lien in place on the property for 2014 unpaid dues. John Daroff will call the Montgomery County Tax office to determine if there is any possibility of NMC recovering our unpaid dues and legal expenses. After discussion, it was decided the best outcome for the community was to have a new owner take possession of 856 New Mark Esplanade.

John Hansman mentioned we should review the cost associated with collecting past due accounts. We need to determine if our late fee covers the collection expenses.

**Pool update:** We have thirty six non-resident pool members this year which generated \$20,700 revenue. Pavel, our pool manager, has been doing a good job. We continue to have erratic staffing. We are trying to get Community Pools to assign permanent lifeguards. In August, lifeguards tend to start returning to school or taking family vacations. We may see an increase in international life guards for the remainder of the season.

**Pool pass system:** We have issued over 700 pool passes since the beginning of May. Pavel and Jim have a system in place to get a NMC resident a pool pass within 24 hours.

**4<sup>th</sup> of July celebration at the pool:** The 4<sup>th</sup> of July celebration was a success. The rain held off until 4 p.m. The children's show, featuring the storyteller Baba Jamal Koram, was a big hit and we got very favorable comments on the food provided by The Bean Bag Deli and Catering.

**2015 NMC Directory:** The directory has gone to the printer and should be distributed this month.

### **Old Business**

**Lake dredging:** John Phelps from Solitude Lake Management informed us that the first contractor, Apex, is not comfortable with the dredging project at New Mark Commons due to the limited access to the pond. John has contacted another dredging company, Dredge America, to arrange a site visit to NMC. He will let Jim know when the visit is to take place.

**The Jordan's backyard:** Jim told the Board he invited Brian Bichy, the Association's attorney for a site visit. On August 5<sup>th</sup>, Jim, Brian Bichy and John Hansman met Joe Jordan at the backyard of his home at 328 New Mark Esplanade. Joe and Jim gave Brian a description of the backyard property lines, historical repair information and the current issue with the surface water drain system. After the meeting, Brian estimated it would cost approximately \$2,000 to review the Association's governing documents to determine if the small parcel of Association property could be transferred to the Jordans. There would be additional legal expenses to determine the process, timeline and identify other associated expenses which would include, for example, a survey, title search, deed preparation and recordation. It appears the legal expenses would be equal to or possibly exceed the cost of installing the French drain system proposed by Stolburg Landscaping. After discussion, the Board authorized John Daroff to draft of a proposed License Agreement between the Association and the Jordan's. The Association would contribute approximately \$2,000 for option 1 of the Stolburg proposal, If the Jordan's preferred option 2, they would contribute the difference between option 1 and option 2, approximately \$1,300.

## **New Business**

**Adults Only Pool Party:** The party is scheduled for 8 P.M. on August 22<sup>nd</sup>. The rain date will be August 29<sup>th</sup>.

**City of Rockville to remove tree on NMC property:** The City's Public Works department has discovered a water service behind 848 New Mark Esplanade, with roots from a large Silver Maple tree, is wrapped around the water meter and shut off valve. The City will have a contractor remove the tree at their expense.