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**NEW MARK COMMONS HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, APRIL 7, 2016**

Board members present: John Hansman, John Daroff, John Brown, Magnus Turesson, Ellen Stein.

Absent: Alex Manolatos, Dorie Mangan, Jim Denny.

Residents present: Lori Newman, Judy Rudolph, Andrew Li, Chris and Ti Chiappa, Pat Reber, Joe Jordan

The meeting started at 7:35 PM.

Community Forum

Lori Newman stated that we had a problem with lack of handicap access to the clubhouse. She said that a Stair Glide lift on each flight of steps could provide accessibility at a reasonable cost of about \$3000. Stair Glide provides a folding seat on a track on part of the steps. It runs on an electric motor with a battery. Lori volunteers to head up a group to research. John H agreed that accessibility was a problem that must be addressed. He asked Lori to send him an email with a link to the Stair Glide system.

Andrew Li of 314 NME requested a prompt solution to drainage around his house.

Judy Rudolph requested Board approval to use the AtoZ email system for a publicity blast for the Village Concept meeting Sunday, April 17 Village 4:00. The Board agreed and she will work with Jim. There will be childcare for the meeting.

Judy complained about lack of retroactive enforcement of ACC decisions. She also wants the Board to get community input on a priority list of maintenance and appearance issues in the townhouse areas.

Joe Jordan said he was disappointed that all Board members were not present. He noted that he had sent a letter complaining that the Board lacked authority to collect the City stormwater fee and was collecting it unfairly. He wanted a response. John Daroff asked for confirmation that the townhouse parking lots are mostly used by TH residents and their guests.

Joe volunteered to join in a meeting with the City to try to get some financial help for the planned lake dredging. John H gave a brief background on lake dredging. It became extremely expensive when the State decided that the dredge material was a hazardous waste. The City was very unlikely to help unless the lake outlets were revised to provide for temporary storage in addition to the sediment trapping the lake did now. John H agreed that we should approach the City and welcomed Joe's participation.

Joe asked for better control of rude speakers at the Annual Meeting.

Joe complained that the notice of a close session at the Board meeting did not meet all of the formal requirements in State law for a closed session. John H responded that the substance was clear and that he would look into the technical issues.

Pat Reber announced that she was here for the Communication Committee.

Chris and Tia Chiappi volunteered to help Landscape Cttee.

Minutes of March Board Meeting : With Jim's illness, these minutes were not available, and will be reviewed at the May meeting.

Election of officers : President John Hansman, Vice President John Brown, Sec/ Treas Ellen Stein.

Committee Reports

John Brown spoke as the Board Liaison to the pool and swim team committee. He said that the committee endorsed Jim Denny's recommendation to contract with American Pools for management for the coming season.

John Hansman gave the ACC report. He noted that the Board had received the minutes of the April 4 meeting, which identified some general issues for the Board's attention. There are some instances of ambiguity or conflict between the full ACC Guideline and the short version in the Directory. The committee requests the Board to decide that all exterior changes require an application and that all applications require signatures of acknowledgement from near neighbors. The Board approved these rules and the committee will make necessary changes in the Guidelines.

The ACC also requested that the Board approve a delegation of authority to the ACC chair and the Administrator to approve noncontroversial applications without waiting for the monthly ACC meeting. An example would be repainting in the same colors. The purpose is to allow quicker approvals in appropriate cases and thereby maintain support for the ACC process. The Board approved the concept, but requested that the committee prepare specific language for action next month.

John Daroff, Board liaison, gave the Communications committee report. He thanked Judy Rudolph, Pat Reber, and Jim Denny for their hard work in producing three monthly newsletters by the committee. There will be four paper newsletters per year and the rest electronic. Advertisements will cost \$18 each or three for \$45. Deadline for news items will be the second Thursday.

The committee has identified a web developer who will charge a maximum of \$2000 to create a new web site. This site will allow easy updates by members of the committee. It will have a public part and a members' only

part. On behalf of the committee, John D moved that the Board approve: up to \$2000 for web development, an April 15 application to the City for a grant to cover part of that cost, and the preparation of a budget specifically for the communications function to be included in the grant application. John Brown seconded and the Board approved. John B noted that he had access to much expertise in web development and asked for the opportunity to consult. John D agreed.

John D asked and the Board approved Pat Reber as a member of the Communications committee.

Ellen Stein spoke for the **Landscape Committee** and noted that meeting minutes had been sent to the Board. John B. suggested Ellen check with RMH and JWMS to see if students can get service credit for NMC Spring Cleanup

And call Rockville City to see if any tree grants are available

Anna Turesson is cleaning out the lake on a weekly basis

John Daroff asked if Mosquito Joe was discussed at the ctte meeting. The Board agreed to delegate to Jim Denny a decision on using this service again this year to spray the playground. If used, a notice should be posted there.

The committee recommended that the standard herbicide/pesticide should be used this year at half strength. The committee will monitor City guidelines for such use.

Skip Laurels around perimeter of pool has a scale Ellen spread granules and will spray dormant oil

Discussion on geese control use of plastic dogs or wire NO decision

Plans and assignments were made for NMC April 23 Spring Cleanup

Swimming Pool Management Contract . Jim Denny had provided the Board with his recommendation that American Pool be hired this season for \$52,400, subject to clarifying some contract language. JB moved to approve and John Daroff seconded. The Board approved unanimously.

Audit. John H had sent the draft letter to the Board in advance. He noted that the audit report this year had no technical quibbles about the need to correct some journal entries because Jim has secured guidance to make correct entries before the year closed in December. The Board authorized the signing of the audit letter once the final version was received.

Joe Jordan restated his objection to the closed session on the grounds that the Board had not followed all rules for holding a closed session, including insufficient detail stating the reasons. John H responded that Joe knew very well that the closed session was about the litigation he and Richard Berman threatened in their recent letters about the Reserve Fund and the City stormwater fee.

Closed session. The Board voted unanimously to enter a closed session. The Board discussed the Jordan and Berman letters and possible responses to them . The Board decided to do additional research and then to engage legal counsel to follow up with a formal response. The Board exited the closed session.

In open session, John Daroff made a motion to spend up to \$400 for research related to potential litigation. Magnus seconded and the Board approved unanimously.

Ellen made a motion for adjournment, Magnus seconded, and the Board approved at 9:55.