

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
MONDAY, JANUARY 7, 1985

ATTENDEES: Judy Eagle, Walter Counts, Doug Worthing, Deane Ducar,
Mike Miller, Judy Mermelstein

The meeting was called to order at 7:40 PM. The minutes were corrected to read that the map amendments etc. would be presented in a public hearing on January 28th and not the 14th.

Mike Miller came to discuss the application of residents in the 500 block who wanted to place an 8 foot fence on community property behind the Burgdorf homes to insure privacy for the already existing residents. Judy M. commented that she had spoken to Mr. Burgdorf that day and that he said he had volunteered to build a fence on his property and that he was setting up a meeting this week with the involved residents. The matter was tabled until after Mr. Burgdorf and the residents meet.

The CPI for 1984 was 4.2% and the dues will be raised by this percentage as voted on in the last meeting.

A motion by Judy E., seconded by Doug was defeated 1-3 to increase Rick's salary by 10%, Judy M., Tim and Anne's by 5%. A second motion to give the above mentioned employees all a 5% raise by Walter, seconded by Deane was passed 3-1 after an amendment by Doug, seconded by Walter to raise Rick's salary by 7% was defeated 2-2. All pay raises for 1985 are retroactive to January 1, 1985. There was a lengthy discussion on possible salary ceilings, amount of increases, bonuses etc.

Judy M. reported that she had spoken to Sima who wants to hold a community meeting on January 16th on Westmont. After much discussion, Walter said he would call Sima and suggest that before we hold a community meeting there should be a meeting of the Land Use Committee and the Board, (suggested date: 1/16) on our priorities and to try and pin down what it is the Committee really has in mind. Doug's suggestion is that we be very passive on this subject.

The company we were dealing with for the lights in the 100 block has gone out of business and Judy M. is trying to find another company to do the work. This is not easy as the job is small and a lot of companies do not even want to bid on it.

A letter was received from the City saying that some of the streetlights that are out are that way because the cable company cut the electric lines. They thought our suggestion about numbering the light poles was a good one and will try in the future to do this.

Another letter from the City stated that they will not change the general trash pick-up days for NMC.

Bob Wolfe from Tribune-United will try and have the map of cable lines for the townhouses for the next meeting for the Board to sign off on the easement rights.

Judy M. will contact Lucille on towing companies for the trucks in the 200 block.

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The Artery Corporation wrote to say that they will monitor and take care of any trash dumped over the fence from Fireside Park onto New Mark property.

Lucille should have the budget out to Board Members before the next meeting so that it can be discussed and passed at that time. In the meantime we will use the same numbers on last year's accounts, although no new projects are to be started.

The first Burgdorf house went to settlement late in December and as negotiated, we received a check for \$3,250 at that time along with a pro-rated 1984 dues payment.

It was suggested that the Board cocktail party is a good place to talk-up residents running for the Board of Directors.

The meeting was adjourned at 8:45 PM.

February 6, 1985

PROPOSED MINIMUM POSITION FOR NEW MARK COMMONS ON AREA 12 PLAN
(for comment)

The following are the minimum terms that NMC can accept for Planning Area 12 development:

- 1) We cannot agree to any rezoning of Area 12 without adequate assurances that only residential development will be permitted in the area north of Ritchie Parkway. Such assurances could be in the form of a condition stipulated by the Mayor and Council in their decision to approve the Plan and the Text and Map Amendments, and/or a covenant on the sale of the school site and Poor Farm by the seller, i.e., either Montgomery County or Westmont.
- 2) There shall be no access through NMC to Ritchie or Montrose.
- 3) There shall be no access ~~through~~ to the Office Park area through North Monroe Street.
- 4) NMC shall be a full and active participant in all planning for residential development north of Ritchie Parkway.
- 5) No high-rise residential development shall be permitted north of Ritchie.
- 6) Adequate noise barriers, buffers, setbacks, and greenspace shall be required for all new residential development, including noise barriers for 12-lane I-270.
- 7) Etc....



NEW MARK COMMONS
HOMES ASSOCIATION, INC.

P. O. BOX 206
ROCKVILLE, MARYLAND 20850

APPROVED 1985 BUDGET

PROGRAM #1 - MANAGEMENT & GENERAL

EXPENSES

610	<u>Salaries</u>	\$10,900
	<u>Benefits</u>	
618	Workmen's Compensation	3,200
619	Unemployment Taxes	3,200
620	Social Security	774
	<u>Professional Fees</u>	
626	Accounting	3,200
627	Legal	2,500
629	Memberships	70
	<u>Taxes</u>	
641	Personal Property	1,600
642	Real Estate	550
643	Monroe Street	823
644	Corporation	500
645	Income	1,000
	<u>Insurance</u>	
671	General Multipurpose	2,100
672	Commercial Umbrella	650
673	Board Liability	650
674	Bonding	300
	<u>Office Expenses</u>	
801	Supplies	475
802	Newsletter	75
803	Bank Charges & Penalties	60
	<u>Entertainment</u>	
821	Social Committee	650
822	Board Cocktail Party	300
	<u>Printing</u>	
831	Newsletter	1,000
832	Directory	800
833	Other	675

Postage and Delivery

851	Postage	550	
852	P.O. Box Rental	30	
853	Delivery (Adm.)	250	
854	Delivery (Newsletter)	230	

Equipment

935	Misc.	<u>100</u>	<u>\$37,212</u>
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PROGRAM #2 - TENNIS

876	Supplies	350	
917	Repairs and Maintenance	<u>300</u>	<u>\$ 650</u>

PROGRAM #3 - CLUBHOUSE

651	Beltway Alarm	1,000	
652	Orkin	300	
700	Telephone	500	
841	Gas	3,200	
842	Water	900	
843	Electricity	4,800	
877	Supplies	1,000	
915	Repair Lights	1,000	
921	Painting	2,200	
925	Rewire Panel	1,500	
926	Repair Floor Drain-Pump Room	1,500	
950	Furnishings	<u>2,000</u>	<u>\$19,900</u>

PROGRAM #4 - POOL AND SWIM TEAM

611	Salaries	18,900	
620	Social Security	1,342	
659	Misc. Contractors	1,000	
681	Fees	180	
682	Permits	55	
823	Pool Parties	700	
871	Swim Team Supplies	400	
877	Pool Supplies	<u>300</u>	<u>\$22,877</u>

PROGRAM #5 - LAKE

613	Casual Labor	100	
843	Electricity	1,200	
872	Fish	600	
895	Chemicals	50	
912	Repair Dam and Foot Bridge	800	
913	Fountain Repair	700	
940	Equipment Repair	<u>700</u>	<u>\$ 4,150</u>

PROGRAM #6 - PROPERTY MANAGEMENT

611A	Full-time Salaries	\$24,032	
611B	Part-time Salaries	16,500	
616	Hospitalization	2,100	
617	Life Insurance	88	
620	Social Security	2,884	
628	Consultants	100	
629	Memberships	120	
653	Security Guards	4,800	
654	Parking Lots	1,000	
656	Snow Removal	2,400	
659	Misc. Contractors	500	
690	Travel	600	
700	Telephone	650	
801	Office Supplies	75	
833	Printing	25	
842	Water	200	
843	Electricity	1,000	
860	Advertising	75	
874	Signs	300	
875	Tools	400	
878	Household	150	
879	Hardware & Electrical	250	
880	Gasoline & Kerosene	450	
882	Misc.	200	
891	Tree Replacements	800	
892	Tree & Stump Removal	100	
893	Mulch & Compro	800	
894	Sod, Fertilizer & Lime	700	
895	Insecticides, Sprays & Chemicals	1,000	
896	Grass Seeds & Plants	1,100	
897	Trash Removal	75	
898	Snow Chemicals	150	
899	Garden Plots	350	
914	Vandalism	1,700	
915	Paths & Lights	500	
916	Lumber & Posts	400	
918	Fence	1,800	
920	Lighting (100 block)	4,000	
921	Repairs & Painting	450	
923	Shop - roof	3,000	
935	Misc. Equipment	400	
937	Safety Equipment	400	
939	Generator	1,200	
939A	Trimmer	400	
939B	Heaters for Shop	300	
940	Equipment Repairs	1,980	
655	Sidewalks	<u>1,500</u>	<u>\$82,004</u>
	TOTAL BUDGET		\$166,793

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
JANUARY 21, 1985

ATTENDEES: Judy Eagle, Walter Counts, Doug Worthing, Sima Osdoby,
Marty Reiss, Judy Mermelstein, Deane Ducar

The meeting was called to order at 7:50 PM by Judy Eagle, President,
at the home of Deane Ducar.

Marty and Sima explained that what we would really like from Westmont is that the land remain zoned residential as in the Master Plan and the Area 3 Neighborhood Group Report. However, we are willing to negotiate with Westmont to have everything north of Ritchie Parkway be residential. Horizon Hill may be able to assist us a little with legal fees (\$200-\$600). North Farm is the only other community with money and right now they are relying on their in-house attorneys for legal advice. It was suggested that we wait until after the Mayor and Council state their opinion before sending out a letter to other communities asking for help with legal fees now that we have started the ball rolling.

Marty and Sima met with John Kenney the upfront representative for Westmont and let them know exactly where we stand. The threat of legal action could be devastating to them in terms of delay and what that would do to their understanding with EDS who wants construction to start immediately. Westmont's offer to buy the County undeveloped land is apparently not conditional on the zoning.

Judy E. suggested that if we can't obtain funds from other communities maybe they would be willing to provide time in terms of their members helping with research, testimony, etc.

Marty suggested that the best scenario would be if they City suggested that the neighborhoods and the developer need to come to an agreement before the City took any action. Sima stated that we have more areas of agreement with Westmont than disagreement. The major difference is residential development north of Ritchie Parkway and the size of the commercial development south of Ritchie Parkway and what it will do to Rockville in general in terms of traffic impacts, etc. Areas of agreement included criteria for buffers, commercial areas not intruding into residential areas, mitigation of I-270, pressure on the County on them not developing the Wheel of Fortune site (other side of I0270 (Trueland Electric-behind the Mini Mall) and not to see Dogwood Park expanded.

Westmont would like to start with 300,000 square feet of commercial building (3-4 Furman buildings - 8-9 stories). There is a question of access off of Monroe Street for this Triangle A area. The Mayor and Council need to come to a decision 90 days after the public hearing on January 28, but could have up to two extensions. The State and the County are really pushing Rockville for the rezoning. Sima and Marty felt that the City Council is really looking for a compromise that would make both EDS and the communities happy. There is also a possible amenities package that would include a health club, restaurant, etc., but Westmont is not really sure of this.

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BOARD OF DIRECTORS' MEETING
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We are still opting for the PRU ordinance which is not conceptually inconsistent with what is going on.

Sima said that our immediate concerns and our general concerns are about traffic and the general quality of life and property values, taxes, etc. for residents in the City of Rockville. The central issue and bottom line for us (NMC) is what happens north of Ritchie Parkway.

After some more general discussion about hoping to get a large number of residents to the hearing, and possibly handing out a flyer and the community meeting suggesting residents call City officials to state their opposition to the rezoning, the meeting was adjourned at 9:15 PM.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
MONDAY, FEBRUARY 4, 1985

ATTENDEES: Judy Eagle, Walter Counts, Lucille Shriver, Doug Worthing,
Sima Osdoby, Judy Mermelstein

The meeting was called to order at 7:50 PM by the President, Judy Eagle. The Minutes were approved as corrected. There was no incoming correspondence of note and Judy E. signed a letter to the City commending them for retaining the no truck over one ton ban on Maryland Avenue to be signed jointly by Phyllis Blum of Markwood Citizens. Judy M. reported that she had met with a representative from Tribune United and was given locations as to where cable and boxes for the townhouse areas would be located. The pedestal box locations will be staked out for approval by the Board before signing the agreement. A contract was also signed for installation of 5 street lights in the 100 block sometime in April.

Lucille then presented the proposed 1985 budget which was gone over by the Board item by item. After lengthy discussion on various items, a motion by Judy E., seconded by Walter was made to approve the budget. The motion was passed 4-0. The approved budget is attached to these minutes.

A request was then made by Sima that since we have just about used up the original \$5,000 approved for legal funds for Westmont, that another \$5,000 be approved should we need it. Again, after much discussion, a motion was made by Walter, seconded by Judy E. and passed 4-0 that the Board will agree to obligate another \$5,000 out of reserve funds for Westmont if and when the Board should so deem it necessary.

Sima then brought the Board up to date on what has been happening with regards to Westmont. We received over 150 signatures to our petition, and more are still coming in from the community. Since the record is still open, Sima will submit these. The general feeling at the hearing on January 28th was that our lawyer was very impressive, that NMC had a large turnout as did other communities including Twinbrook; and that all communities testifying with the exclusion of North Farm which has its own agreement with the developer and which was perceived as a sell-out, were basically against the commercial development of Westmont. We are now awaiting decision by Mayor and Council. It was suggested that Walter circulate a list of our objectives re Westmont to the Board, Sima and Marty for their input. This will be done and attached as an addendum to these minutes.

All agreed that the cocktail party was well-received, if not attended as well as we would have liked.

The meeting was adjourned at 9:50 PM.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
FEBRUARY 18, 1985

ATTENDEES: Judy Eagle, Walter Counts, Doug Worthing, Deane Ducar,
Judy Mermelstein

The meeting was called to order at 7:35 PM by the President, Judy Eagle. The minutes were approved as corrected. There was no incoming nor outgoing correspondence. Judy E. commented that the BOD cocktail party was a success for those few who attended. She suggested that in the future we might invite guests to community social functions, space permitting on such popular events as the International Banquet or the summer wine, cheese and swimming party.

After a limited discussion, Judy M. will write a letter for Judy E.'s signature giving the owner of 316 NME 10 days or until March 1 to remove ladders, cones, etc. that are on community property near his townhouse before we have Rick remove them. After another limited discussion it was decided that we would continue with the pool policy of admitting babysitters free when they are watching children of residents and that other children that the sitter is watching, not members of NMC would be decided on a case-by-case basis by the Pool Manager as to what the fee should be.

Doug asked who was the regular liaison with out attorney Rich Ehrlich; the answer is Sima. He moved that we appropriate an additional \$2000 for legal fees now (out of the possible \$5000 for this year). There was no second for the motion. It was suggested after lengthly discussion that we invite Mr. Ehrlich to meet with the Board at its next meeting to see if things are going along smoothly, whether we need to be making a deal with Westmont or be preparing to go to court, how much more preparatory work needs to be done; and to show Mr. Ehrlich the Board's minimum position. Walter commented that the Land Use Committee is waiting to see what the Mayor and Council's position is. The City would be happy to see compromises worked out between the developer and the citizens of Rockville before they made their decision.

The Board decided to add to Walter's minimum position Judy E's suggestions that there be a buffer strip of at least 150 feet between NMC and any construction; that perhaps we could specify the density of the development (limited to a PRU like NMC); that trees should be added to the buffer requirements; that the Garden Plot area is really in Area 3 not in Area 12 that Westmont is concerned with. Before pushing to retain this area as is, we will check with Mile Miller and see how much desire there is to have garden plots this year. Doug was also very concerned about the traffic patterns possible through NMC and on streets in our immediate vicinity.

Deane, Walter and Judy M. will trive around on Thursday and locate the cable boxes for the townhouse areas.

Under New Business Doug asked if we really need two meetings a month. Judy E. felt that this was up to the Board President, and that this issue should be decided by the new Board that will start on March 11.

The meeting was adjourned at 8:45 PM.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
MONDAY, MARCH 4, 1985

ATTENDEES: Judy Eagle, Walter Counts, Lucille Shriver, Deane Ducar,
Doug Worthing, Marty Reiss, Mike Miller, Eva Matsumoto,
Sima Osdoby, Judy Mermelstein, Richard Ehrlich

The meeting was called to order at 7:45 PM by the President, Judy Eagle. The Board signed contracts for a roof repair for the garage, sanding and redoing of the Clubhouse floor, and for interior painting of the clubhouse. Judy M. reported that she and Ardis had ordered new furniture (6 chairs, 4 tables and 4 cushions for the ledge) for the fireplace room of the clubhouse along with a new carpet. These will be installed after the clubhouse is painted, the floor is refinished and the light fixtures are replaced.

Judy E. thanked the Board members for their support and hard work over the past three years. Lucille reported that she had received the 1984 audit from the accountant and that with a reserve of about \$60,000 we are in sound financial shape. We paid no income taxes for 1984 and had a depreciation of \$22,854 which does not show in the operating budget. She then explained that the original budget approved by the Board had been modified in order to have a balanced budget and that repaving of the bike path and basketball court was deleted to be done for next year (\$13,000) and that the refurbishing of the clubhouse was added back in. A motion by Deane, seconded by Lucille was passed 5-0 to accept the modified budget which was distributed as the operating budget for 1985.

Deane asked that Rick clean-up the debris around the edge of the lake. One of the summer helpers will be coming on board this month and therefore the boat will be taken out to clean up the rest of the lake. Judy E. asked that the Long Fence Co. sign be removed from the pool fence.

Walter then introduced Richard Ehrlich, our attorney representing us in the Westmont development scenerio. Walter commented that the Mayor, Council and Planning Commission had been holding work sessions on Westmont and that two more were scheduled for this week. Mr. Ehrlich was authorized to attend the meeting on March 5 along with Marty, Sima and Walter. Walter said that the list of positions sent to Mr. Ehrlich was mainly for discussion purposes. Our first priority is not to change the Master Plan and go for all residential. There is a possibility that the Mayor and Council could modify the Westmont plan and not reject/accept it in toto. A compromise from our standpoint would be to have residential north of Ritchie (a PRU much like NMC). Mr. Ehrlich further commented that if the decision of Mayor and Council should go against residential zoning, he feels a case for appeal could be made on the grounds that the City has made procedural errors and has not followed its own zoning process. After lengthly discussion a motion by Walter, seconded by Doug and amended was passed 5-0 which stated that we have met with our attorney and he has advised us that we have a case on procedural

BOARD OF DIRECTORS' MEETING

MONDAY, MARCH 4, 1985

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grounds to appeal a potential adverse decision by Mayor on Council on Westmont and that the Board of Directors agree to proceed with any necessary expenses for such an appeal. Sima, Walter and Marty will continue to monitor events along with Mr. Ehrlich and keep the Board up-to-date. Judy E. also volunteered her services, those of Doug Worthing and other lawyers in the community to Mr. Ehrlich if he should so need them.

Mike Miller reported that so far 20 gardeners from last year and 4 new gardeners have expressed an interest for this year. He suggested that we go ahead with the garden plots and that expenses should be less this year since we won't have to buy hoses and that he has obtained a less expensive contractor for the plowing. A motion by Walter, seconded by Deane was passed 5-0 to authorize Mike to set up the community garden plots for this coming year.

Judy E. will do Splinters for March.

Deane said she will continue to be our volunteer welcome to Rockville/NMC person.

Lucille said that a few people had contacted her about not being able to pay their dues in a timely fashion and that she would pass their names on to Judy M.

Judy M. reported that the lights in the 100 block should go in sometime at the end of March-early April.

Tribune-United Cable should have the deed of easement and accompanying papers ready for signature by the Annual Meeting.

The meeting was adjourned at 8:50 PM.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
WEDNESDAY, APRIL 3, 1985

ATTENDEES: Walter Counts, Doug Worthing, Eva Matsumoto, Mike Miller, Marty Reiss, Ardis Fisher, Ren Fang Chang, Elizabeth and Phebe Dunn, Opal Combs, Genevieve Wimsatt, Sima Osdoby, Judy Mermelstein

The meeting was called to order at 7:38 PM by the Acting Board President, Walter Counts.

Genevieve then presented the argument for not completing the proposed fishing dock at the end of the lake by the spill-off. The residents attending the meeting felt that this dock would just encourage mostly outsiders to fish in our lake, create a real nuisance and vandalism problem, greater than the one that already exists. They were also upset that the Board had not sought input from the neighbors on the lake. They felt that the budgeted money could be put to better use improving the existing dock.

Ardis explained that the dock had been improved in 1983 for the 1984 budget as an alternative to having kids fishing off the badly eroding lake bank and on the concrete spillway. The idea was to re-direct the kids away from troubled areas. Ardis explained that the posts that Rick has already put in cannot be taken out, but if the Board decides to not have the dock built, they could possibly be cut down.

Ren Fang Chang presented his case for use of the clubhouse by himself and his partner to practice dancing for no fee. Doug suggested that perhaps we could work out an agreement whereby Mr. Chang would take care of the nighttime alarm schedule in exchange for this.

After the community members left there was much discussion on the above mentioned issues. A motion by Mike seconded by Eva was passed 5-0 to defer construction of the proposed dock until notification of those residents effected visually and allow them input into the situation. Mike will draft this and Judy will distribute it.

A motion by Doug seconded by Eva was defeated 2-3 to accept Chang's request for a no fee use of the clubhouse in exchange for his being responsible for nighttime alarm calls. A second motion by Marty, seconded by Mike was passed 4-1 giving Mr. Chang the opportunity to use the clubhouse for a \$3/hour fee, a \$100.00 deposit and that he would have to arrange times and key pick-up and return with Judy.

Walter reported that Alan Bender from the Coalition for Sensible Transportation would like to present his case on the widening of I-270 at our next Board meeting. Marty agreed to coordinate this.

Walter will do Splinters for April.

Walter met with Mayor and Council and other civic association officers to discuss issues of mutual interest. The next meeting was scheduled for April 29 to discuss what to do about the identified issues.

BOARD OF DIRECTORS' MEETING

APRIL 3, 1985

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Judy is still checking about the lights for the 100 block and cable easements for the townhouse areas. Doug stated that he has cable and that the reception is terrific.

A motion by Doug seconded by Mike was passed 5-0 to hold Board meetings on the first Wednesday of the month only.

Judy reported that last year's guard service for the pool was a real disappointment and suggested using some of New Mark's college grads as a guard at \$5/hour. This was agreed to by the Board. Judy will set this up.

Sima then reported on what is happening with the Westmont Development. Mayor and Council will vote on April 9 on the Area 12 and Area 3 plans. This includes 19 acres of residential south of Dogwood (275 units) the rest would be office park north of Ritchie (100,000 sq. ft) buffered by the school lot which is not included in Area 12. The question is what do we do next. At the last meeting of Mayor and Council we asked for a postponement as our Chairperson was out of the country. However, our lawyer did meet with the Planning Commission and said that what we want is 1.6 million square feet of office south of Ritchie, no connections off of Ritchie into residential areas, and all commercial building to be south of Ritchie. So far there has been no feedback. At Monday's meeting, Sima will present written and oral testimony reiterating what Ehrlich told the Planning Commission. Marty stated that it would cost about \$4,000 for a simple appeal to the Circuit Court. Sima will draft here statement and circulate it to the Board before next week's Mayor and Council meeting.

Mike reported that the garden plots will be plowed this Friday.

The meeting was adjourned at 9:45 PM.

The Board elected the following officers:

President - Walter Counts
Vice President - Doug Worthing
Secretary - Judy Mermelstein
Treasurer - Eva Matsomoto
Member-at-Large - Mike Miller
Member-at-Large - Marty Reiss

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
WEDNESDAY, MAY 1, 1985

ATTENDEES: Walter Counts, Eva Matsumoto, Mike Miller, Marty Reiss,
Ardis Fisher, Jack Knies, Judy Mermelstein, Frank
Vrataric from COST

The meeting was called to order at 7:45 PM by the President, Walter Counts. The Minutes and Agenda were approved. Walter mentioned that he had received 4 applications for Judy's Administrative Assistant/Secretary position and that he had collected resumes from: Judy Eagle, Rose Krasnow, Barbara Lingenfelter and Toni Schierling and interviewed all four of them. His recommendation was to hire Rose Krasnow. A motion by Marty, seconded by Eva was passed 4-0 to hire Rose as Judy's replacement. A second motion by Marty, seconded by Mike was passed 4-0 to hire Rose at an annual salary of \$10,000.

Mr. Frank Vrataric from COST then addressed the Board on COST's desire to take to court the widening of I-270 to 12 lanes on the basis that the Environmental Impact Statement of No Significant Impact is not true and that another EIS needs to be conducted including the widening of I-270 along with all the other proposed changes such as new interchanges, etc. and not the fragmented job that was done. He was asking for both support and funds for this effort. After a lengthy discussion of background of road planning and rezoning and effects in other areas of the County, Marty suggested that Art Katz who worked very hard in these areas be consulted before the Board made any decisions. This was agreed to.

Barbara Lingenfelter will be the new Newsletter Editor but we still need Committee Chairpersons for the Pool and Landscaping and Grounds Committees. These will be advertised in the May Newsletter. Marty will do Splinters for May.

Marty then reported that our attorney for Westmont, Mr. Ehrlich will be filing three appeals on our behalf: one on the Master Plan, one on the text amendment and one on the zoning map. We have 30 days to appeal before Mayor and Council. The appeal on (Marty thought) the text amendment will be joined in with us by the Hungerford Stoneridge Swim Club.

The overwhelming feeling by residents who responded to the flyer on the proposed new dock at the back end of the lake was negative. A motion by Marty seconded by Mike was passed 4-0 to tell Rick to dismantle as much as possible of the work he did on this dock and that Mike would check into possible alternatives with Dick Leary, Ardis and whoever else was necessary.

Mike will check with Larry Blick on the hold-up on the cable for the townhouse areas.

The lights for the 100 block of NME are all wired and we are just waiting for the fixtures to come. Hopefully, this should be completed early in June.

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The exercise instructor using the clubhouse asked if the Board would purchase two large electric floor fans to cool off the clubhouse. The answer by the Board was no, but she is entitled to buy and use them herself if she so wishes.

Judy M. spoke with Chief Stout about using Jack and Dave Knies as security guards for the pool in the summer. He agreed both as a police chief and as a resident of NMC that this was an excellent idea and agreed to meet with them and see if he couldn't get them in on the training program to be set up for the summer for City facilities.

Eva said she would contact Mr. Burgdorf about collecting the buy-in fees and annual assessments on the new houses. We received money on the first two settlements but not the third. Mr. Burgdorf indicated that he should be all finished and cleared out by the end of August.

Mike will get Judy a list of people still owing for garden plots.

A motion by Mike, seconded by Eva was passed 4-0 to adjourn the meeting. This was done at 9:40 PM.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
WEDNESDAY, MAY 1, 1985

ATTENDEES: Walter Counts, Eva Matsumoto, Mike Miller, Marty Reiss,
Ardis Fisher, Jack Knies, Judy Mermelstein, Frank
Vrataric from COST

The meeting was called to order at 7:45 PM by the President, Walter Counts. The Minutes and Agenda were approved. Walter mentioned that he had received 4 applications for Judy's Administrative Assistant/Secretary position and that he had collected resumes from: Judy Eagle, Rose Krasnow, Barbara Lingenfelter and Toni Schierling and interviewed all four of them. His recommendation was to hire Rose Krasnow. A motion by Marty, seconded by Eva was passed 4-0 to hire Rose as Judy's replacement. A second motion by Marty, seconded by Mike was passed 4-0 to hire Rose at an annual salary of \$10,000.

Mr. Frank Vrataric from COST then addressed the Board on COST's desire to take to court the widening of I-270 to 12 lanes on the basis that the Environmental Impact Statement of No Significant Impact is not true and that another EIS needs to be conducted including the widening of I-270 along with all the other proposed changes such as new interchanges, etc. and not the fragmented job that was done. He was asking for both support and funds for this effort. After a lengthy discussion of background of road planning and rezoning and effects in other areas of the County, Marty suggested that Art Katz who worked very hard in these areas be consulted before the Board made any decisions. This was agreed to.

Barbara Lingenfelter will be the new Newsletter Editor but we still need Committee Chairpersons for the Pool and Landscaping and Grounds Committees. These will be advertised in the May Newsletter. Marty will do Splinters for May.

Marty then reported that our attorney for Westmont, Mr. Ehrlich will be filing three appeals on our behalf: one on the Master Plan, one on the text amendment and one on the zoning map. We have 30 days to appeal before Mayor and Council. The appeal on (Marty thought) the text amendment will be joined in with us by the Hungerford Stoneridge Swim Club.

The overwhelming feeling by residents who responded to the flyer on the proposed new dock at the back end of the lake was negative. A motion by Marty seconded by Mike was passed 4-0 to tell Rick to dismantle as much as possible of the work he did on this dock and that Mike would check into possible alternatives with Dick Leary, Ardis and whoever else was necessary.

Mike will check with Larry Blick on the hold-up on the cable for the townhouse areas.

The lights for the 100 block of NME are all wired and we are just waiting for the fixtures to come. Hopefully, this should be completed early in June.

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The exercise instructor using the clubhouse asked if the Board would purchase two large electric floor fans to cool off the clubhouse. The answer by the Board was no, but she is entitled to buy and use them herself if she so wishes.

Judy M. spoke with Chief Stout about using Jack and Dave Knies as security guards for the pool in the summer. He agreed both as a police chief and as a resident of NMC that this was an excellent idea and agreed to meet with them and see if he couldn't get them in on the training program to be set up for the summer for City facilities.

Eva said she would contact Mr. Burgdorf about collecting the buy-in fees and annual assessments on the new houses. We received money on the first two settlements but not the third. Mr. Burgdorf indicated that he should be all finished and cleared out by the end of August.

Mike will get Judy a list of people still owing for garden plots.

A motion by Mike, seconded by Eva was passed 4-0 to adjourn the meeting. This was done at 9:40 PM.

New Mark Commons Homes Association, Inc.
Board of Directors' Meeting
Wednesday, June 5, 1985

CORRECTED MINUTES

Attendees: Walter Counts, Mike Miller, Marty Reiss, Doug Worthing, Rose Krasnow, Bob Wolff from Tribune-United Cable, Rober Enger, Harvey Alter, Jane Pugh, Marlene Miller, Winnie Hermann, Dick Leary, Sima Osdoby, Barbara and Frank Kalin, Melvin and Ursula Rein.

The meeting was called to order at 7:40 P.M. by President Walter Counts. Several residents were present for the community forum. Of interest to many was the status and routing of cable in New Mark. Tribune-United did agree to reposition the box that was to be located near Winnie Hermann (504 NME). The box location near 248 NME had already been changed. The Board was still unable to sign off on the routing for the townhouse areas, however, because Tribune-United did not yet have the necessary easements from two owners of townhouses in the 800 block. Tribune-United hoped to have everything in order by Friday, June 7th. The Board felt they would need a couple of weeks to have the contract checked out by a lawyer. Tribune stated that construction, once begun, would take 1½ months.

Harvey Alter spoke, at the Board's invitation, on his opposition to the use of community funds to hire a lawyer to fight Westmont. Simply stated, Mr. Alter felt that the by-laws of the NMC Homes Association did not authorize such power, and that the Board had violated its fiduciary responsibility. The Board took the position that by their interpretation of the Articles of Incorporation, particularly Article 4, they were acting properly. Furthermore, they reminded Mr. Alter that the use of lawyers for outside development matters had been going on for several years without complaint. The current Board was merely following that precedent. Mike Miller moved and Doug Worthing seconded that Doug should study the Charter and By-laws to see if a more accurate determination of the Board's powers could be made. Doug will report back at the July Board meeting.

Frank and Barbara Kalin spoke on the signs of decay and neglect they see throughout New Mark, citing cracked pavement, dead plants, broken fences, etc. They felt these problems were a result of a lack of resources, and they pointed out that the annual Homeowner's dues are remarkably low. The Board agreed to two courses of action. After several specific instances of neglect were cited (e.g. 1 Tapiola Ct.), it became clear that the Architectural Control Committee must step up its monitoring of compliance with the covenants and recommend to the Board that Covenant Violation notices be sent. The Board, not the Committee, would choose what additional actions should be taken, if any.

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A suggestion was made that violators names be published in the newsletter. Second, a task force will be put together, consisting of the heads of the Architectural Control Committee, the Lake Committee, and the Maintenance and Grounds Committee, along with other interested persons, to assess long term needs of the community and to suggest ways to meet these needs.

After the community forum, the minutes were approved as read. Dick Leary, Lake Committee Chairman, then reported on the removal of construction for the new dock which community residents had opposed. He then suggested that additional barbury bushes be planted. Mike Miller moved that six new plants be purchased. Doug Worthing seconded the motion. It was also agreed that we needed to find contractors to give estimates for additional rip-rap to control erosion problems.

Under old business, Walter gave an update on Westmont. The board agreed that we needed to sit down with Mr. Ehrlich to determine if it was necessary to respond to the city's response to our suits and to assess more exactly the extent of our liability to Mr. Ehrlich.

Mike Miller agreed to be a mediator between the parties arguing over Mrs. Vacura's fence (212 NME).

Under new business Doug Worthing moved to accept Tim Stewart's recommendation that he step down as coach of the swim team and that he should be replaced by Ann Stewart as head coach and Emily Zelna as assistant. No changes in the budget would be required. Mike Miller seconded the motion which was approved.

The board then agreed that whenever possible, our two security guards should provide coverage every night of the week. It was decided that the guards could use their own discretion as to whether or not the police needed to be called, but that they should not hesitate to do so if there was any doubt in their minds.

The board agreed that vehicles in the clubhouse lot should be listed with Rose and Rick, and that if owners could not be established, the vehicles might be towed.

Finally, Marty Reiss agreed to look into the question of raising the rental fees (or the deposit) for the clubhouse, since it was pointed out that revenues are low compared to what we might lose if the property is mistreated.

The meeting was adjourned at 10:35 P.M.

New Mark Commons Homes Association, Inc.
Board Of Directors' Meeting
Wednesday, July 3, 1985

Attendees: Eva Matsumoto, Mike Miller, Walter Counts,
Martin Reiss, Doug Worthing, Art Katz,
Eddie Alexander, Noel Wilkie, Rose Krasnow

The monthly Board meeting of the New Mark Commons Homeowner's Association was called to order on Wednesday, July 3rd, at 7:35 P.M. by President Walter Counts.

The first speaker at the Community Forum was Arthur Katz, who had written a lengthy letter to Transportation Secretary Elizabeth Dole outlining the many faults with the process used to determine that the Falls Road Interchange had "no significant environmental impact". Mr. Katz hoped that the Board would also sign his letter as a show of support for his position. He pointed out that no legal action was threatened. It was agreed that the letter would be distributed to each Board member for study, and that the members would then be polled to determine if a majority wished to sign.

Mr. Noel Wilkie of 1 Watchwater Way had several complaints concerning maintenance in New Mark. These were as follows:

- 1) Erosion of Lake New Mark and the poor condition of the dam.
 - 2) Unswept paths, mowings that start too early in the morning (6:30 AM) and that leave the grass too short.
 - 3) Common grounds left unweeded, particularly at entrances.
- The Board assured Mr. Wilkie that these issues would be addressed by the Maintenance and Improvement Task Force.

Mr. Eddie Alexander of 266 NME spoke next. He was primarily concerned with the trees planted along Maryland Ave, since these blocked the view of motorists. The Board pointed out that these are city trees; however, Rose Krasnow offered to call Joe Cutro, City Traffic Engineer, to make him aware of the danger. Mr. Alexander also felt that his cherry tree was ailing due to pruning by New Mark's maintenance staff. In actuality, Rose Krasnow pointed out that many of the community's cherry trees are doing poorly - for unknown reasons. Finally, with respect to cable in New Mark, Mr. Alexander wondered if a dish atop the clubhouse might not be better than the many boxes. The Board pointed out that a dish would not alleviate the need for the boxes. Since this initiated a discussion of cable, it was agreed that Doug Worthing and Mike Miller would carefully study the easement contract to see if additions or deletions were needed. Tribune-United still did not have all the easements in hand to guarantee the townhouse plan. The

Board wanted to seek clarification from Tribune as to whether cable was being run to each house now even if the homeowner did not plan to sign up for cable service (This had been the plan agreed to originally by the cable company).

After the community forum, the agenda was accepted. Mike Miller then requested that the minutes from the last meeting be corrected to read the the Architectural Control Committee must step up its monitoring of compliance with the covenants and recommend to the Board that Covenant Violation notices be sent. The Board, not the Committee, would choose what additional actions should be taken, if any. Doug Worthing also pointed out that the Board's position with respect to the right to hire counsel in the Westmont matter was based on their interpretation of the Articles of Incorporation, most notably Article 4. The corrections are entered into these minutes, and corrected copies of the previous minutes are also attached.

Doug Worthing gave an Officer's Report on Westmont. He had met with Ehrlich and had learned 1) that the hearing was scheduled for September and 2) that Ehrlich estimated an additional 10 hours of work would be required at a cost to New Mark of \$1000. Ehrlich also suggested that this might be a good time to negotiate, since Westmont was going to have a hard time attracting new tenants as long as the lawsuits remained. Doug made a motion that the President appoint a committee to direct and recommend the disposition of the Westmont litigation. A majority of the members of said committee would be board members. Mike Miller seconded the motion, which passed unanimously. Walter then appointed himself, Sima Osdoby, Doug Worthing, and Martin Reiss to the committee.

Dough Worthing also reported that he had roughed out a reply to Harvey Alter, who had complained that the Board lacked the authority to use community funds for the Westmont litigation. Doug felt foremost that Mr. Alter was guilty of "lapses", i.e. he had waited too long to lodge his complaint. Nevertheless, Doug felt that the language of our Charter and Articles of Incorporation was ambiguous to such a degree that in the future it might be wise to hold a community referendum to determine if residents wished their dues used in such a manner.

Under new business, Mike Miller mentioned that the fence being constructed by Burgdorf did not seem to comply with the City of Rockville's restrictions. The Board accepted Mike's offer to check into this matter more thoroughly.

Rose Krasnow pointed out that five residents had still not paid their homeowner's dues. Since David Lamb had moved out of the community, Marty Reiss agreed to ask other lawyers in New Mark if they could lend us legal assistance in this matter.

Mike Miller stated that there were parts of the budget summary that were unclear to him, and Rose Krasnow pointed out that in several instances (e.g. pool supplies, insurance) we were paying amounts much higher than those budgeted. Eva

Matsumoto agreed to analyze the budget in an attempt to delineate the problem areas. She would report back to the Board in September, just before the '86 budget process begins.

Rose Krasnow brought up the issue of blacktopping the road up to the clubhouse door. Buck Burgdorf had agreed to provide a blacktopped road eight feet wide. However, maintenance supervisor Rick Winecoff felt that the road should be 10 feet wide if we did not want it to be quickly destroyed by the heavy trucks that use it. The additional two feet would cost New Mark approximately \$250. Rick also felt that a two car turnaround would be adviseable. This would cost \$400-\$500. The Board decided on a ten foot road without a turnaround because they felt the turnaround would only encourage people to park in it illegally.

Mike Miller reported that there was no real solution to the Vacura-Glasser fence dispute, but he agreed to talk it over with Ardis Fisher.

The meeting was adjourned at 10:25 PM.

New Mark Commons Homes Association, Inc.
Board of Directors' Meeting
Wednesday, August 7, 1985

Attendees: Walter Counts, Marty Reiss, Eva Matsumoto,
Rose Krasnow, Tony Calica, Linda Silversmith

The August meeting of the New Mark Commons Board was called to order by President Walter Counts at 7:40 P.M. After the agenda was approved and the minutes accepted, the Board took up the matter of Arthur Katz's letter to Transportation Secretary Elizabeth Dole regarding I-270 and the Falls Road Interchange. In a 3-2 vote, the Board decided not to sign Art's letter because it was too technical in nature. However, Marty moved and Eva seconded that the Board should send its own letter, which Walter had drafted, in support of Arthur's position. This motion passed unanimously.

Rose Krasnow gave an update on the status of cable in the Townhouse area. All the necessary easements had finally been obtained by Tribune-United. Mike Miller and Doug Worthing had studied the easement contract and had suggested a few changes which Rose had relayed to T-U. Bob Wolff of Tribune-United agreed that New Mark should be a party to all decisions regarding the location of any additional boxes that might be needed. He also agreed that the exact purposes of the easement and the location of the property affected by the easement should be more clearly spelled out. However, he stated that T-U was no longer paying a \$1 per house fee so New Mark was not entitled to the \$200 sought by Mike Miller. Mr. Wolff stated that he would supply an amended easement contract.

Since Mike Miller, chairman of the Maintenance Task Force, was not present, it was agreed to table that issue until the next meeting. The maintenance staff's response to the Needs Assessment survey was handed out.

The Board agreed to contribute \$50 toward the Block Party to be held by the City of Rockville in honor of its 200th birthday.

The Westmont Committee then made a report concerning the status of its negotiations with Kenney and Linowes & Blocher. Although the latter had responded to Ehrlich's original letter, the committee felt that a number of points were still too vague and had written a follow-up letter asking for clarification. Tony Calica, of Hungerford-Stoneridge, was in attendance and presented his association's views on possible

future courses of action. It was agreed that Ehrlich should meet with Paul Tierney of Hungerford-Stoneridge to incorporate these views into our negotiating position.

Marty moved to keep the pool open for two weekends past Labor Day. Eva seconded, and the motion passed unanimously.

It was agreed that the Architectural Control Committee should write to 3 Harlow Court asking the owner to prune their hedges along the foot path to Maryland Ave.

The meeting was adjourned at 9:35 P.M.

New Mark Commons Homes Association, Inc.
Board of Directors' Meeting
Wednesday, September 4, 1985

Attendees: Walter Counts, Rose Krasnow, Eva Matsumoto,
Sima Osdoby, Marty Reiss

The September meeting of the New Mark Commons Board of Directors was called to order at 7:50 P.M. Wednesday, September 4th by President Walter Counts. Minutes from the previous meeting were approved unanimously. Walter reported that the Washington Post was interested in covering Civic Associations. The Board, however, felt that attempts to get the Post to cover major local issues (Westmont, Falls Rd. Interchange) had been very unsuccessful in the past. It was suggested that Rose should write a letter to the Post suggesting this sentiment.

Walter reported that the cable easement for the Townhouse area had been approved subject to the signing of a side letter that guaranteed New Mark's right to approve future box locations.

The Board discussed Cody's preliminary proposal for the Area II schools and agreed that the plan seemed unacceptable. An AD Hoc Education Committee, headed by Marty Reiss, was established to respond to Cody. The response was to be circulated among the Board members for review before submission by the September 27th due date.

The remainder of the meeting dealt with Westmont. Walter outlined his August 26th meeting with the developers. It soon became apparent that a written copy of the terms that Westmont wanted New Mark to agree to was essential if any meaningful discussion was to occur. Marty moved that Richard Ehrlich tell Linowes and Blocher the following:

- 1) That the Board feels that the discussions have moved forward very positively and that we are close to reaching agreement.
- 2) That without a written draft, the Board is simply unable to act, and
- 3) That we want a brief continuance (not to exceed 30 days) so that we will have time to obtain the written draft, study it carefully, and bring this matter to a final conclusion.

Walter was also instructed to ask Ehrlich what discussions occurred between Ehrlich and Paul Tierney to ascertain the likelihood of their dropping the suit in the event that New Mark's negotiations succeed.

The meeting was adjourned at 9:25 P.M.

MINUTES
SEPTEMBER 22, 1985 - 9:30 A.M.
NEW MARK COMMONS BOARD OF DIRECTORS

An emergency meeting of the New Mark Commons Board of Directors was held Sunday, September 22, 1985 at the home of Martin Reiss to try to work out a final agreement with Westmont Associates based on the Draft presented to New Mark on September 21, 1985. Those in attendance were Walter Counts, Martin Reiss, Mike Miller, Doug Worthing, Sima Osdoby, and Rose Krasnow. After making several changes to the draft as can be seen on the attached, Doug Worthing moved that it be resolved that the settlement of the Westmont lawsuit is accepted and approved substantially in the form of the agreement presented to the meeting, and the President is authorized and directed to negotiate and approve the final form of the settlement agreement and to execute such agreement and any instruments necessary or desirable in connection therewith. Marty Reiss seconded the motion and it passed by a 4-0 vote. The meeting was adjourned at 11:40 A.M.

New Mark Commons Homes Association, Inc.
Board of Directors' Meeting
Wednesday, October 2, 1985

Attendees: Walter Counts, Mike Miller, Doug Worthing, Rose Krasnow, Dick Leary, Ardis Fisher, Don Silversmith

The October meeting of the New Mark Commons Board of Directors was called to order at 7:45 P.M. by President Walter Counts. During the Community Forum, Ardis Fisher, Maintenance Supervisor, spoke of her concerns regarding the drainage ditch in back of Village Green. Because she felt that erosion was occurring as a result of inadequate construction, she had spoken with Dan Hobbs of the City of Rockville to see if the City felt that Burgdorf had lived up to his performance bond. The City agreed to send an inspector who would report back to Ardis.

Ardis also requested that funds allocated in the '85 budget for a new basketball fence be transferred to other categories. She explained that for unknown reasons the funds budgeted for the fence represented only 50% of the estimated cost of building one so no action had been taken. The Board agreed to move the money to Equipment Repair and to Lumber and Posts so a fence could be repaired at 314 NME.

The matter of the tennis court fence also came up. Ardis pointed out that the only reasonable time to replace the fence would be when the courts themselves were rebuilt sometime in the next two to three years. Because the expense involved is expected to be major, it was agreed that we should begin to seek two to three estimates now to help in planning future cash needs.

Rose distributed Eva Matsumoto's budget analysis, but since Eva was out-of-town, the Board agreed it would be best to discuss the budget in more detail in a meeting called for that purpose upon Eva's return.

Following the Forum, the Agenda and Minutes were approved. Rose then reported that three homeowners had been notified that a lien would be placed against their property for failure to pay '85 dues. Rose agreed to check with David Lamb as to the procedure to be followed.

Although the Townhouse easement for cable had been approved some time previously, Rose said no cable activity was occurring in New Mark. Mike Miller moved that a cable task force be created to be the community's liason with Tribune-United during installation and construction. He further suggested that Bob Enger should head the Task Force and should select additional members as necessary to cajole, mediate, etc. with T-U. Doug seconded the motion, which passed unanimously.

Mike reported that the Maintenance Task Force would meet soon to determine capital projects that might need inclusion in the budget. He said that while there was an undercurrent of feeling that we lacked money to adequately maintain the community, the surveys had primarily brought in small complaints, not major capital items.

A discussion then took place concerning the Architectural Control Committee as to whether it is pressing hard enough to enforce the covenants. It was pointed out that the covenants are unclear as to whether the committee's function consists solely of ruling on proposed changes to property or whether it is also responsible for insuring that property be adequately maintained. This led to a general agreement on the part of the Board that the Articles of Incorporation and the Bylaws needed overhauling. Doug offered to come up with recommendations on changes that are needed and how such changes could be made.

The Board thanked Walter for seeing the Westmont issue through to its conclusion. The Board did want John Kenny to present his concept plan for Westmont to the community as was stipulated in the settlement.

Note was made of the Community Forum being sponsored in part by New Mark Commons on October 16.

The meeting was adjourned at 9:30 P.M.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
WEDNESDAY, NOVEMBER 6, 1985

ATTENDEES: Walter Counts, Eva Matsumoto, Mike Miller, Doug Worthing, Rose Krasnow, Helen Reed, Judy Doctor

The November 6th meeting of the New Mark Commons Board of Directors was called to order at 7:40 P.M. by President Walter Counts. At the community forum, Helen Reed urged the Board to consider getting benches (hopefully from the city at no charge) that could be placed around the lake to allow more residents to enjoy this amenity. The Board was very receptive. Mike Miller moved and Eva seconded that we have Landscape Chairperson Dee Farrell follow-up on this idea. The motion passed unanimously.

The minutes and agenda were accepted as written. Under correspondence, Rose distributed a request from dancer Ren Fang Chang that his hourly fee for the clubhouse be cut in half (to \$1.50). In return, Mr. Chang offered to help maintain the Clubhouse. Doug moved that we accept this arrangement. Eva seconded, and it passed unanimously.

The Board felt that we should not seek reimbursement from Westmont until Ehrlich was completely finished with the case. Walter reminded everyone that comments on the concept plan were due by November 10. He offered to call Kenney to see if the plan had been given more substance since it was presented to NMC.

With respect to nonpayment of dues, Doug moved that we sue all delinquent residents in small claims court; if this produces no results we can then file a lien along with a reminder that we may file notice of judgement taken in future newsletters. Mike seconded the motion, which passed unanimously.

Mike moved that we name Doug Worthing our new "community lawyer", replacing David Lamb. Eva seconded the motion, which passed unanimously. Doug told the board that his fees would be \$60/hr (to be offset by any legal costs recovered in court). He would also need the Board to furnish an appropriate letterhead. Rose would provide needed secretarial support.

Rose informed the Board of the many robberies that had occurred in New Mark in the last few months. She agreed to schedule a neighborhood security meeting with the Rockville Police at the earliest possible date and to alert residents to the problem in the upcoming newsletter.

The Board then turned to preparation of the '86 Budget - agreeing that this would be a working session only. Several questions quickly arose : 1) Are we a profit or non-profit organization? If we are for profit - why? 2) What tax returns do we file?

3) Must we be audited? 4) Why don't we have a NOW account at Suburban? 5) Should our extra cash be in longer term CD's rather than in a money market fund? 6) If we establish a sinking fund, what is that appropriate amount to add each year? 7) How do we determine the actual amount of our cash reserves at year end? Rose agreed to seek the answers to as many of these questions as possible, while Eva said she should be able to determine our reserves.

Mike pointed out that the parking lot issue represented such a major expense and could be such a volatile issue within the community that he felt it was best to separate it from current budget discussions. He felt that the community needed to be educated on this issue gradually, and he offered to deal with the topic in the next newsletter.

The Board then challenged several estimates for the major capital expenditures included in the '86 budget, finding them unrealistically high. It was agreed that another meeting should be held in two weeks (November 20 - 7 P.M.) at which time Rose, Rick, and Ardis could present supporting evidence and a cost breakdown for each of these items. The Board also wanted to seek estimates from outside lawn services for comparison purposes.

Rose relayed a suggestion from Frank Kalin that we find one property in clear violation of the covenants; have the necessary work done, and use it as a test case. The Board was receptive and Doug and Mike agreed to look at several properties to pick the best candidate.

The meeting was adjourned at 10:15.