

**NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS ORGANIZATIONAL MEETING
Sunday MARCH 18, 2018**

NMC CLUBHOUSE – 4:00 pm,

Attendees

Board members: Present John Daroff, Alex Belida, Alexandra Manalatos, Kathleen Moran, David Schwartzman, Ellen Stein. Absent: Magnus Turesson.

Minutes taken by: David Schwartzman.

NMC Residents: Pat Reber

Call to Order

John Daroff called the meeting to order at 4:02pm

Community Forum

Pat Reber declined to ask any questions

Approving Agenda

Agenda approved unanimously.

Nominations of Officers

Kathleen asked that after the formal nominations be made that a discussion of the roles and obligations be conducted. Those present agreed to the idea.

Alex Belida nominated John Daroff for President. John accepted Nomination

David Schwartzman nominated Kathleen Moran for Vice President. Kathleen accepted nomination

Kathleen nominated Magnus Turesson to continue as Vice President to encourage a conversation about the job. John stated that since Magnus had been VP but was not present that he would assume Magnus would accept the nomination.

John Daroff nominated David Schwartzman for Treasurer/Secretary. David accept the nomination.

Discussion

John opened the floor to discuss the roles and obligations of the officers.

Ellen Stein stated that she felt that David had taken on too much responsibility and asked if there was a way for others to help out. David stated that Communications was running far more smoothly than it had in the past and Pat Reber concurred. He felt that with Abaris around the role of Treasurer is much easier, that they will create the initial draft budget. Also, with the work we have planned for the immediate future that being one of the two Board Liaisons to Abaris needs the continuity. He mentioned that with Abaris the job is getting easier. But that he will not take on any new jobs for the community.

David pointed out that Shireen has asked that, as is the normal process in other HOAs, residents first contact Abaris with questions and Abaris will deal with issues they can handle on their own and contact the Board for input as needed.

It was noted that slowly but surely the community is learning to contact Abaris first as opposed to the Board.

John mentioned that he is overseeing any the legal issues the community is dealing with and will be overseeing the governing document overhaul.

Kathleen asked what the perceived scope of the Vice President is. John stated that the VP should be in charge of long range planning and help developing the rotating maintenance schedule. It was agreed that eventually there will need to be a special community meeting to discuss long-range planning. No set date was discussed but late summer early fall was recommended.

Discussion closed.

Election of Officers

John elected President unanimously.

David elected Treasurer/Secretary unanimously

Because the Vice Presidency has two candidates a secret ballot was taken. Kathleen was elected Vice President 5-1.

Committee Liaisons

Architectural Control - Alex Belida

Communications – David Schwartzman

Landscape - Ellen Stein

Pool – Kathleen Moran

Social - Alexandra Manalatos stated that she felt that the Social Committee is not needed. Instead she would be the point person/liaison for the different community events that residents may want to hold. The official title will be Community Events Liaison. Alex Manalatos will take on this role. The Board voted unanimously to this.

Community Enhancement – Since the Community Enhancement committee already seems to function as a subgroup of the ACC. David mentioned that Manus actually likes that idea and would be happy to remain as the Community Enhancement liaison. The Board voted unanimously to this. Magnus will oversee this.

Additional Issues

Ellen Stein raised the question of a Rockville Grant for landscaping for the spring. The board agreed that it was a good idea.

Ellen mentioned problems with Stolburg and David mentioned that Shireen will bring this up at the board meeting.

Kathleen asked about the makeup for the governing documents committee and John stated that he was hoping for a task force of 5 or 7 people with only 2 board members. He also mentioned that he has talked with legal council and that they will provide a boilerplate set of standard HOA documents and we would adapt those to New Mark versus using our current governing documents as the starting place.

Alex said that he recommends that individual board members start keeping a list of ideas for changes to our governing documents.

Adjournment

David moved to adjourn, Ellen seconded. Unanimous. Meeting adjourned at 4:53pm