



**NEW MARK COMMONS
HOMES ASSOCIATION, INC.**
c/o ABARIS REALTY INC
7811 MONTROSE RD STE 110 POTOMAC MD 20854
301-340-0288
<http://www.newmarkcommons.net>

**BOARD MEETING AGENDA
Thursday, September 5, 2019
7:00pm, NMC Clubhouse - 607 Tegner Way**

NOTE: At 6pm the Board will meet with a representative of the Becht engineering firm to discuss the plans the firm has developed to address major erosion and drainage issues within New Mark. Residents are welcome to observe the meeting.

1. Call to Order
2. Community Forum 1 – **30 Minutes Maximum**

Each resident who wishes to speak will be given 3 minutes of uninterrupted time to voice ideas and concerns. Priority will be given to those residents who email mccadministrator@newmarkcommons.net in advance that they wish to speak.
3. Board Response to Community Forum topics (optional)

Business Portion
No homeowner comments will be allowed during the business portion unless a Board/ACC appeal is being heard.
A 5-minute break may be called during the Business Portion of the meeting.
4. Prior Meeting Minutes and Agenda Approval
 - a. Approve/Add Items to Agenda
 - b. Approve/Correct Minutes for August 1, 2019
5. **HEARING:** 238 New Mark Esplanade – violation of the Architectural Guidelines for roof replacement.
6. Committee Reports
 - a. Architectural Control Committee
 - b. Communications Committee
 - c. Landscape Committee/Lake Committee
 - i. Email from Ellen Stein announcing the new Chairman of the Landscape Committee, J.P. Muller
 - ii. Email exchange with Bartlett Tree who is willing to provide a proposal to conduct a tree inventory in order for us to deal with dying and dead trees pro-actively instead of reactively
 - iii. Proposal from S&P Tree for tree removal
 - iv. Email from the resident of 134 New Mark Esplanade expressing her concerns regarding a tree in the common area that is overgrown and needs to be trimmed. Please see the email from Alan.
 - v. Lake Sub-Committee report

- d. Pool Committee
 - i. Proposals from Continental Pools and Pool Personnel for installation of a new whitecoat on both pools this fall.
 - ii. Discussion of Pool Personnel proposal for new pool filtration system
 - iii. Email from John Currie confirming the 2020 management contract price which have been incorporated into the proposed 2020 budget
 7. Governance
 - a. Filling a vacancy on the Governance Committee
 - b. Update on Governance activities
 8. Treasurer's Report
 - a. Second draft of the proposed 2020 budget
 9. Abaris Management Report:
 - a. Email from Joe Jordan regarding the appointment of Ron Tipton to fill the vacancy on the Board created by Ellen Stein's resignation
 - b. Email sent to Mike Veirs regarding the less expensive alternative to address the drainage issues at 146 New Mark Esplanade
 - c. Email correspondence regarding concrete warranty repairs that need to be performed by AB Veirs
 10. Old/New Business
 - a. Proposed Board Code of Conduct
 - b. Discussion of Becht Engineering drawings depicting the scope of work for the drainage corrections
 - c. Renewal of Abaris Realty's Management Contract
 - d. Motion of No-Confidence in the Board President
 11. Community Forum 2 – **Only if time permits**
 12. Board Response to Community Forum topics (optional)
 13. Executive Session
 14. Shireen will be away at a conference in early October and cannot attend the October meeting scheduled for Thursday, October 3rd. Does the Board wish to hold the meeting without Shireen and Henry can attend, or would the Board prefer to reschedule in which case Shireen is available on Wednesday, September 25th or Monday, September 30th.
 15. Adjournment – **No later than 9:30 pm**
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