



**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, November 5, 2020  
7:00pm, Via- Webex**

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 [nmadministrator@newmarkcommons.net](mailto:nmadministrator@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 October 1, 2020
5. Appeals
  - a. None
6. Committee Reports
  - a. Architectural Control Committee
    - i. Letters sent to 34 NMC homes with front door violations and the responses received from the homeowners.
    - ii. Board approval (via unanimous email) for a new roof at 856 NME for Jennifer Newfeld, and approval of new language from the ACC regarding townhouse roof color requirements.
  - b. Communications Committee
    - i. Notice regarding the reduced rates for advertising in the newsletter
    - ii. Request from Realtor Wing Pokrywka to extend the advertising discount due to the pandemic.
  - c. Landscape Committee
    - i. None
  - d. Lake Subcommittee
    - i. Correspondence with the City of Rockville representatives raising several questions following the discussion with Solitude Lake at the last meeting.

- ii. Correspondence discussing the meeting with Hal Van Aller, PE of Maryland Department of the Environment.
- e. Pool Committee
  - i. The Pool Committee would like the Board to approve the new pool registration/management system at the November meeting.
  - ii. Correspondence regarding two non-resident pool members who feel they should get a refund since the pool season was short.
  - iii. Received three proposals to remove and replace 3 existing doors and frames with new metal doors at the clubhouse.
- f. Governance
  - i. Discussion regarding Kathleen's recommended options for Board action on next steps for the Governance Committee.
- g. Welcome/Social
  - i. None

7. Financials:

- a. Treasurer's Report
- b. Discussion to adopt the proposed 2021 Budget by Abaris
- c. Discussion on unappropriated members equity fund.
- d. Received 3 proposals for updating the reserve study.

8. Abaris Management Report:

- a. Discussion about whether the HOA will share the cost for repairing the cracked retaining wall.

9. Old/New Business

- a. Correspondence confirming the City of Rockville is requiring a commercial permit which will require engineer drawings for the lake bridge repairs.
- b. AW Landscape's renewal snow removal contract for the 2020-2021 winter season.
- c. Correspondence with State Farm Insurance demanding they pay for the cost of replacing both garage doors, so they match.
- d. Correspondence discussing a proposal to create an ADA Master plan for the Clubhouse.
- e. Discussion regarding the requirement to follow federal law (Clean Water Act) when homeowners want to clean, paint, strip, etc., decks on the lake.
- f. Discussion regarding residents being allowed to join the monthly Board meetings by video instead of by phone.

10. Drainage Project
  11. Community Forum 2 – **Only if time permits**
  12. Board Response to Community Forum topics (optional)
  13. Executive Session to discuss legal matters and individual assessment accounts.
  14. The next board meeting is scheduled for Thursday, December 3, 2020
  15. Adjournment – **No later than 9:30 pm**
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