



**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, December 3, 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 in advance that they wish to speak.

3. Board Response to Community Forum topics (optional):

- a. No homeowner comments will be allowed during the business portion unless a Board/ACC appeal is being heard.
- b. 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 November 5, 2020.

5. Appeals

- a. None.

6. Committee Reports

ACC

- a. None.

Communications

- a. None.

Landscape

- a. Proposal for tree removals and pruning projects.

Lake

- a. Mail correspondence requesting time at the December's Board meeting to discuss the new lake signage. Board discussion requested.
- b. Email correspondence providing a list of key information for the Lake discussion at this month's Board meeting. Board discussion requested.

Pool Committee

- a. None.

Governance

- a. Summary of Covenants review on Nov. 16, 2020.
- b. Special board meeting in January to review assessment plan options.

Welcome/Social

- a. None.

7. Financials:

- a. Treasurer's Report.
- b. Correspondence with legal counsel regarding the Board's authority to change the dues billing cycle to quarterly billing (January, April, July and October) for all homeowners.

8. Abaris Management Report:

- a. Email correspondence from a homeowner requesting to rent out the Clubhouse on May 8, 2021 from 2:30-6:00 pm. Board discussion requested.
- b. Email correspondence discussing an unauthorized gravel driveway at 4 Bracknell Circle. Board discussion requested.

9. Old/New Business

- a. Discussion about identified NMC LAKE issues:
 - 1) Report from Hal Van Aller P.E., Chief, Dam Safety Division.
 - 2) Proposal from City of Rockville for reclassifying NMC Lake to Private Stormwater Facility.
 - 3) Proposal from Lake Solitude on hydro-raking good only through end of 2020.
 - 4) Proposal from S&P Tree Care to remove trees from earthen dam as stated in State of MD report.
 - 5) Pier repairs.
 - 6) Foot bridge repairs.
 - 7) Proposal to stabilize timber planter box on lake edge by bridge.
 - 8) Proposal to power wash the concrete lake walls.
 - 9) Delete item 10 Drainage Project and move AW Landscape lake dam hill path repair project to this lake section.

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, January 7, 2021.

15. Adjournment – **No later than 9:30 pm**
