

NEW MARK COMMONS HOMES ASSOCIATION

2020 ANNUAL MEETING

Monday, March 9, 2020

New Mark Commons Clubhouse, 7:30 p.m.

Minutes Taken by Shireen Ambush

Attendees

Board Members: Alex Belida, Kathleen Moran, Joe Jordan, Karin Boychyn, Ron Tipton

Abaris Community Management: Shireen Ambush, Mimi li and Glen Charles

1. Call to Order

Kathleen Moran called the meeting to order at 7:03 p.m.

- A. **Proof of notice of meeting:** Shireen Ambush attested that all homeowners were sent notice of the Annual meeting on January 14, 2020 and on February 18, 2020.
- B. **Proof of quorum:** Shireen Ambush attested that the quorum requirement has been met.
- C. **Minutes of 2019 Annual Meeting:** John Hansman moved to accept the 2019 Annual meeting minutes; seconded by Arthur Katz and carried unanimously by voice acclamation.

2. Reports from the Board

- A. **Presidents Report – Kathleen Moran’s President’s Report is an attachment to the minutes.**
- B. **Treasurer’s Report – Karin Boychyn’s Treasurer’s Report is an attachment to the minutes.**
- C. **Committee Reports**
 1. **Architectural Control Committee (ACC) - John Hansman, ACC Chairman’s report is an attachment to the minutes.**
 2. **Communications Committee (CC) – Pat Reber’s report is an attachment to the minutes.**
 3. **Governance Committee – Joe Jordan’s report is an attachment to the minutes.**
 4. **Landscape Committee (LC) – JP Muller’s report is an attachment to the minutes.**
 5. **Lake Sub-Committee – Lori Nicely’s report is an attachment to the minutes.**

6. **Pool Committee – Nancy Wood’s report is an attachment to the minutes.**
7. **Welcome/Social Committee – Madeline Gupta’s report is an attachment to the minutes.**

3. **Recognition and Special Thanks from the Board**

Alex Belida presented the following individuals with awards on behalf of the Board for their dedicated service. New Mark Commons true wealth is in its people. We are fortunate to have dozens of volunteers serving on a variety of committees and on the Board or organizing single events – too many people to mention by name. But every year, we like to give special recognition to those who invested considerable time and energy into keeping things going. This year has been especially active with the formation of two new groups – the Governance Committee, which is reviewing our 50-year-old documents; and the Welcome Committee, which is reaching out to each new resident with information about the neighborhood and its opportunities. That’s why we are recognizing and giving special thanks to eight individuals this year:

- **DAN AMODEO** - As a new resident, you took immediate interest in how New Mark works. Now you are chair of the Governance Committee that is bringing our Covenants and Bylaws into the 21st century. We thank you for the hours of work you have invested so far - and for the much work that lies ahead.
- **JOHN HANSMAN** - As a past Board president, you oversaw the efforts to add New Mark Commons to the National Register of Historic Places. Now, as chair of the Architectural Control Committee for several years, you continue to do the work needed to keep up New Mark’s unique architectural identity – not always an easy task! **THANK YOU!**
- **KAMAL GORAYA**- Without you, the selection of delicious homemade foods at the annual International Dinner would be chaotic! Too many desserts, not enough entrees? You keep track. We thank you for helping to revive the annual gala tradition.
- **NANCY WOOD** – You have been a major contributor to keeping our lovely New Mark pool in good shape as chair of the Pool Committee for many years. Your steady presence as a swimmer through the summer reassures us that all is well, and things are kept safe. And you water the flowers there, too!!! We Thank **YOU!**
- **JP MULLER** – As yet another relatively recent arrival, your love of trees and New Mark’s canopy carried you into the Landscape, Tree and Lake Committee. Your enthusiasm, energy and insights were immediately clear to the committee – and especially to Ellen Stein. Now you have agreed to work as acting chair while Ellen steps back, and we thank you for taking that on.
- **PEGGY METZGER** – Who can forget the food trucks you organized last summer on behalf of the Swim Team? Will they be back this summer? We know the time and commitment you bring to your role as Swim Team Representative to the county league. We know what goes into organizing the meets. Please accept our appreciation and

heartfelt thanks for keeping a vital part of our community – the Swim Team – going forward!

- **LAST OF THE EIGHT AWARDEES** - We want to give special thanks to a couple who have lived in New Mark almost as long as the community is old: **MADLINE and RAJ GUPTA!** Your commitment and interest in keeping New Mark the great community we have always known has propelled you into many kinds of service. Madeline, this past year you helped set up the Welcome Committee and you serve on the Communications Committee. Madeline and Raj, you worked to revive the International Dinner and got younger residents involved. And Raj, as a past Board member who continues to remain engaged, you contribute ideas and research to a variety of issues. And now you are serving on the Governance Committee, bringing in your deep knowledge of our community. Madeline and Raj, we thank you both for all of your work.
- **AND LAST BUT NOT LEAST**, we want to applaud two residents for their total of 12 years of service on the Board of Directors – and give them each an added bonus of dinner at Clydes as they leave their duties behind!
- **JOHN DAROFF**, your five years on the Board kept you busy: you launched the Communications Committee, the website, and a monthly newsletter to replace the quarterly one. As president, you oversaw our transition from being self-managed to professional management and large capital improvements such as repaving the townhome parking lots, replacing a retaining wall and upgrading the bath house. Let's have a round of applause for his service!
- **ELLEN STEIN**, we are sorry that you will be leaving New Mark – your home for nearly 50 years. You have been the guiding force in keeping our trees, our canopy, our landscape, our plantings looking beautiful. Often, you are out there with sun hat and clippers. Or leading the spring or fall cleanup. Your many years of work on the Landscape Committee propelled you onto the Board, where you represented the environmental issues of our neighborhood for another seven years while still leading the committee. Ellen, we will miss you greatly, and wish you all the best in your new home. And we thank you so much!

4. Election

Shireen Ambush announced that there will be an election this evening to elect six (6) members to the Board of Directors of the Association. Four of the positions are currently held by Alex Belida, Karin Boychyn, Kathleen Moran and Ron Tipton. The fifth and sixth positions were previously held by John Daroff and David Sloane and are currently vacant with term expirations of March 2021 and March 2022 respectively. The three positions currently held by Alex Belida, Karin Boychyn and Kathleen Moran are three-year term positions. The position currently held by Ron Tipton, who replaced Ellen Stein, is a one-year term position. The vacant position held previously by John Daroff is a one-year term position and the position previously held by David Sloane is a two-year term position.

In accordance with past practice, the three candidates receiving the highest number of votes will be elected to fill the three 3-year terms that will expire at the 2023 Annual meeting. The candidate receiving the fourth highest number of votes will be elected to fill the term that

expires at the 2022 Annual meeting. The candidates receiving the fifth and sixth highest number of votes will be elected to fill the two terms that expire at the 2021 Annual meeting. As of the nomination deadline, six nomination applications have been received from Alex Belida, Laura Berthiaume, Karin Boychyn, Kathleen Moran, Ron Tipton, and Zoe Wood who are seeking election to the Board. At this time ballots were collected and counted.

5. Open Forum

- D. **Arthur Katz:** Commented on the proposed widening of I-270. An environmental impact statement will be released in a few months and then bidding for construction will take place. Construction is not expected to start until 2022
- E. **Raj Gupta:** Voiced his opinion that the lake in New Mark Commons has sediment that has come from other areas outside of NMC. We are paying stormwater management fees of nearly half a million dollars since 2009 and we must therefore demand that the City contribute towards the cost of the lake dredging. It amounts to double taxation if we don't get some relief.
- F. **Cathy Gall:** Asked about archiving files that are kept on site.

Board response: This would be a huge undertaking given the volume of files that would have to be digitized and we have other budget priorities.

6. Election of Results

Ballots were counted and the following election results were announced:

Karin Boychyn, Kathleen Moran and Ron Tipton – elected for a 3-year term

Alex Belida – elected for a 2-year term

Laura Berthiaume and Zoe Wood – elected for a 1-year term

[Note: As a result of late ballots received at Abaris but not counted at the meeting, Zoe Wood received one more vote than Alex Belida and thus a 2-year term. Alex Belida will serve a 1-year term.]

7. Door Prizes

Melanie Hustin and Debbie Nathanson won \$50 gift certificates to Clydes.

8. Business: None

9. Adjournment Arthur Katz moved to adjourn; seconded by Karin Boychyn; carried by voice acclamation. Meeting adjourned at 8:44 p.m.