



**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, June 3, 2021**  
**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 May 6, 2021
5. Appeals
  - a. None
6. Committee Reports  
ACC
  - a. Consideration of a CCOC complaint regarding 314 NME front door.
  - b. Letter from CCOC sent to the owner of 13 Welwyn Way informing them of a complaint that has been filed against them for the dog cages and requiring their response within 30 days.  
from May 12, 2021.  
Communications
  - c. None  
Landscape
  - a. Board discussion on 316 NME request to remove tree branches over roof; S&P Tree Care assessment that there is adequate clearance at the site; owners dispute on S&P opinion and request for HOA support on tree branch removals.

- b. Board discussion and approval of three AW Landscape proposals:
  - Behind 334 and 336 NME repair existing drainage swale and regrade common ground for surface water to drain to swale and away from town homes. Cost \$3,200
  - Repair turf and install 30 feet of River Jack stone along common path near Clubhouse and Basketball court \$1,400.
  - Install 50 feet x 3 feet of River Jack stone behind maintenance garage to create appropriate drainage \$2,600.

#### Lake

- a. None

#### Pool

- a. Board discussion on:
  - When and if to allow guests at the pool this summer
  - Options for handling of guest fees at the pool
  - When and if to allow organized parties at the pool
- b. Update on pool opening and swim team addition of hosting Divisionals July 24 A.M.

#### Governance

- a. Status of draft bylaws submission to Counsel

#### Welcome/Social

- a. None

#### 7. Financials:

- a. Treasurer's Report

#### 8. Abaris Management Report:

- a. Status report on Engineering proposals for inspection of the lake structures as required by the State of Maryland.
- b. Feasibility and timing of Abaris generating a NMC assessment proposal (based on capital/maintenance costs of townhomes' parking lots) for consideration to further Governance work on the NMC Covenants.

#### 9. Old/New Business

- a. Board discussion and approval of content for new tennis court sign. Key issue is limits on use.
- b. Board discussion on proposals for tennis and basketball courts repairs:
  - O'Leary Asphalt repair of tennis courts \$21,790
  - O'Leary Asphalt repair of basketball court \$8,200 after work by A. B. Veirs
  - A.B. Veirs repair to basketball sink hole \$8,500 or \$14,250 depending on size.
- c. Board discussion on draft Clubhouse accessibility study from CEM Design. Development of questions on study content.

d. Board discussion on clubhouse rentals

10. Community Forum 2 – **Only if time permits**

11. Board Response to Community Forum topics (optional)

12. Executive Session to 1. discuss individual members' assessment accounts; 2. Consultation with legal counsel on a legal matter.

13. The next board meeting is scheduled for Thursday, July 1, 2021

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

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