



**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, July 1, 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 June 3, 2021
5. Appeals
  - a. None
6. Accessibility Study
  - a. Discussion with Craig Moloney of CEM Design on draft Clubhouse Accessibility Study
7. Committee Reports
  - ACC
    - a. Review of newly passed State and County laws relating to installation of EV charging stations by townhouse owners.
    - b. Update on status of CCOC complaint filed against 13 Welwyn Way.
  - Communications
    - a. The committee will be updating the tennis rules for the next NMC directory AND for posting on the website.
  - Landscape
    - a. None

Lake

- a. Discussion and action on appointing a Board sub-committee to virtually interview representatives from four engineering firms that submitted proposals to provide services to comply with Maryland's Department of Energy dam inspection report.

Pool

- a. None

Governance

- a. None

Welcome/Social

- a. None

8. Financials:

- a. Treasurer's Report

9. Abaris Management Report:

- a. Update on assessment concept based on review of reserve study. Solicitation of board interest to discuss assessment options developed by the Governance Committee, residents, etc. at the August 5 Board meeting.

10. Old/New Business

- a. Board discussion on proposal from A.B. Veirs to excavate the sink hole that has reappeared in the basketball court.
- b. Board discussion on clubhouse rentals
- c. Board discussion on pool parties
- d. Board discussion on trespassing
- e. Board discussion on City's plan to add bike lanes and reduce traffic lanes on Maryland Avenue.

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

12. Board Response to Community Forum topics (optional)

13. Executive Session to discuss individual assessment accounts.

14. The next board meeting is scheduled for Thursday, August 5, 2021

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

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