



**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, September 2, 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 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 August 5, 2021
5. Appeals
 - a. None
6. Committee Reports
 - ACC
 - Communications
 - Landscape
 - Lake
 - Pool

Governance

Discussion on Abaris assessment concept recommendations

- a. Discussion on Abaris recommendation to not pursue the townhouse parking lot assessment concept via cost projections obtained in 2021 due to the volatile and unpredictable reality of those projected expenses.
- b. Discussion on development of new assessment concept in which annually: operating expenses are uniformly covered by all 384 households; reserve fund contributions (minus TH parking lots) are uniformly covered by all 384 households; and the 189 THs have an additional fee responsibility to cover parking lots based on an annual reassessment of projected costs.

Welcome/Social

7. Financials:

a. Treasurer's Report

- b. Discuss proposed 2022 budget, which was reviewed and discussed during a recent working meeting. Please note that the law requires a 30-day notice for budget adoption which means that the proposed budget must be finalized and mailed out no later than Tuesday, September 7th.
- c. Discuss proposals submitted by Abaris to do home inspections and develop website

8. Abaris Management Report:

9. Old/New Business

- a. Review of EV charging station policy provided by legal counsel
- b. Discuss 3 separate proposals for semi-annual maintenance of clubhouse air conditioning and heating systems – NAC, Air Advantage and GAC. (GAC proposal sent separately). Action required.
- c. Acknowledgement of board approval to contract with Bayland for proposal Tasks 1-6 for dam mitigation engineering study for \$59,200, per unanimous emails
- d. Acknowledgement of Board approval on two new contracts with Solitude for sediment and water quality testing per unanimous emails
- e. Discussion on Lake algae blooms and possible community alert protocol

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

11. Board Response to Community Forum topics (optional)

12. Executive Session to discuss legal matters and individual assessment accounts.

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

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