



**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, February 3, 2022**  
**7:00pm, Via- Webex**

1. Call to Order
2. Community Forum 1 – **30 Minutes Maximum**
  - a. Potential Board Members will have the opportunity to ask questions.
  - b. 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 [nmcadministrator@newmarkcommons.net](mailto:nmcadministrator@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 January 6, 2022
5. Appeals
6. Committee Reports

ACC

  - a. Nomination of Cou Kalantry and Matt Hagner as new members of the ACC
  - b. Request approval for alternate strategy to fast track non-controversial ACC applications submitted by the ACC chairperson or ACC board liaison.

Communications

Landscape

  - a. S&P proposal for: 324 NME prune maple (\$625), 324 NME remove maple (\$400), remove 2 white pines by pool parking (girdling root structure) (\$700) = Total \$1,725

Lake

## Pool

### Governance:

- a. The Committee finalized a memo to the Board transmitting a final draft of the bylaws that have been cleared by Committee's Board appointed legal counsel. The Committee also recommended the Board make a policy choice in favor of retaining the current flexible approach to quorums at initial membership meetings.
- b. The Committee considered whether a community forum on all dues options should occur on a date in February and who should lead it.

### Welcome/Social

#### 7. Financials:

- a. Treasurer's Report

#### 8. Abaris Management Report:

- a. Board approval for Beanie the Bus being allowed to park in the clubhouse parking lot during the month of February 2022.

#### 9. Old/New Business:

- a. Board discussion and decisions on finalizing draft annual meeting package.
- b. Finalize plans for February 6<sup>th</sup> Community Forum on assessments
- c. Board discussion on BayLand's Preliminary Design Plans and Report on dam mitigation.

#### 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, March 3, 2022

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

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