

NEW MARK COMMONS HOMES ASSOCIATION

BOARD OF DIRECTORS MEETING

Thursday, August 4, 2022

7:00 p.m.

Minutes Taken by Shireen Ambush

Attendees

Board Members: Alex Belida, Kathleen Moran, Lisa Halvorson, Tim Petros and Joe Jordan

Abaris Community Management: Shireen Ambush and Glen Charles

Homeowners: Debbie Mesmer, Jennifer Jackson, Pat Reber, Jim Denny and Saven Wilkins

City of Rockville: Manisha Tewari, Research Manager, Community Planning and Development Services

Call to Order

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

1. City of Rockville Presentation – 2040 Comprehensive Plan

Kathleen Moran introduced Manisha Tewari, Research Manager at the City of Rockville who was invited to attend the meeting to give a presentation on the City's 2040 Comprehensive Plan. Ms. Tewari advised that the Mayor and Council adopted the Comprehensive Plan last August and she reviewed the spreadsheet intended to serve as an implementation mechanism for the Plan, specifically the areas around New Mark Commons. The City is asking for feedback from community residents by September 5, 2022. A few residents commented that the I-270 exit at Falls Road is poorly designed and unsafe. There have been deaths at that intersection. Ms. Tewari requested that the community gather feedback and provide it in writing by the deadline.

2. Community Forum 1 and Board Response

Jennifer Jackson inquired if a sound wall could be constructed along I-270.

Saven Wilkins suggested additional lighting in the tunnel leading to Monument Park as it is very dark at night on the NMC side of the tunnel.

Board Response

Kathleen Moran noted that a sound wall along I-270 has been an ongoing request that is very expensive.

3. Agenda and Prior Meeting Minutes

Board Meeting Agenda 8-4-22: The Board agreed to remove items 9 and 10 from the agenda to give the Board more time to review the information that was just received recently from legal counsel regarding these items. Alex Belida moved to approve the agenda as amended. Joe Jordan seconded the motion which was carried unanimously.

Board Meeting Minutes 6-2-22: Joe Jordan moved to approve the minutes as amended. Tim Petros seconded the motion which was carried unanimously.

4. Appeals

None

5. Hearing

None

6. Committee Reports

Architectural Control Committee (ACC) –

Tim Petros reported that Rita Molyneaux is recovering from a medical procedure so Matt Hagner has taken over as the interim Chairperson of the ACC. The Committee met on Monday and there are no actions needed of the Board at this time.

Communications Committee –

Pat Reber reported on behalf of the Committee. Since the last directory was published, 17-20 homes have sold making the turnover roughly 5% in recent years. The document archival work is making progress. The Committee is purchasing an external drive and acid-free boxes for storage of documents. The next newsletter will be issued on August 20th and the deadline for submissions is August 16th.

Landscape Committee –

Saven Wilkins reported that the Committee is working to get proposals for a landscape plan for the lake hillside in the near future.

The Board voted unanimously to ratify the unanimous email decision to approve the proposal from S&P Tree for \$7425 for needed tree work.

It was reported that there is overgrown bamboo that needs to be trimmed back along the walking path to the side of the 400 block of townhouses.

Pool Committee –

The Board thanked Stephanie Bloom for a great 4th of July pool party!

Governance Committee –

Joe Jordan agreed to modify the Bylaws to reflect Maryland state law requirements which are 51% affirmative vote of all homes for amendments to the Bylaws and 60% affirmative vote of all homes for amendments to the Declaration of Covenants.

Welcome/Social Committee –

None

7. Treasurer's Report

Joe Jordan moved to accept the draft 2021 audit report from Goldklang Group subject to Board Treasurer, Karin Boychyn's final review. Alex Belida seconded the motion which carried unanimously.

The Board reviewed the renewal engagement proposal from Goldklang Group for the 2022 and 2023 audit and tax preparation services. Kathleen Moran moved to accept the proposal which was seconded by Lisa Halvorson and carried unanimously.

Management Report

- A. The Board discussed the common area inspection report from Abaris Realty and one proposal that has been obtained so far. Shireen Ambush suggested that she review the list with Jim Denny to identify those items that the handyman can easily address on a time and materials basis and that the larger items be put off until next year due to contractor work schedules being booked for the rest of this year caused by labor and material shortages. There were no objections from the Board to this suggestion.
- B. The Board unanimously agreed to approve the proposal from AW Landscapes for applying fresh mulch to the playground which came in as the low bid.
- C. The Board requested Abaris to obtain bids for replacement of the timber retaining walls surrounding the clubhouse and parking lots which provide options for using pressure treated wood versus masonry block and have each wall itemized per "section".
- D. The Board decided not to pursue the internet upgrade for the clubhouse at this time.
- E. It was noted that Bayland has sent MDE the permit application for dredging and structure repairs.

8. Old/New Business

- A. The Board unanimously agreed to ratify the unanimous email vote to accept the proposal from All Pro for the refurbishment of the tennis courts subject to confirmation of the start date.

B. Joe Jordan noted that a resident recently dumped tree debris on Association common area which was picked up and properly disposed of by AW Landscapes. Abaris will confirm if AW is charging for the debris removal and if so, the resident who is responsible for dumping it will be billed accordingly.

9. Community Forum 2

Jennifer Jackson thanked the Board for their hard work.

Saven Wilkins suggested a future agenda item regarding levying fines. The Landscape Committee is requesting guidance from the Board. Alex Belida noted that the new Covenants will include a fine provision but questioned whether the Association has a right to levy a fine if an owner takes down a tree within their own property.

Pat Reber acknowledged the email from Abaris conveying information from a resident who witnessed the group of kids that attacked the goose at the lake and she passed along the information to the police. Pat will clarify in the next newsletter that the flyer announcing the reward for information leading to the identity of the kids that were involved in the incident was not authorized by the Board and the reward was sponsored by a group of several NMC residents - not the Association.

10. Adjournment

Alex Belida moved to enter into Executive Session for the purpose of discussing individual owner accounts. The motion was seconded by Joe Jordan and carried unanimously.

There being no further business, Alex Belida moved to adjourn the meeting which was seconded by Lisa Halvorson and carried unanimously. The meeting adjourned at 8:14 p.m.