



**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, October 6, 2022
7:00 pm, 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 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 September 1, 2022

5. Committee Reports

ACC

- a. Discussion regarding the ACC Inspection Focus List.

Communications

- a. None

Landscape

- a. Approval of \$1,400 for proposal from AW Landscape to trim overgrown vegetation along Monroe Street sidewalk to address a request from the City of Rockville.

Pool

Welcome/Social

- a. None

6. Financials:

- a. Treasurer's Report
- b. Reserve Fund and capital improvement projects update
- c. Board vote on the formal adoption of the proposed 2023 budget.
- d. Discussion regarding increasing the clubhouse rental fee.
- e. Discussion regarding adopting an email opt-in policy.

7. Abaris Management Report:

- a. Discussion regarding having two locked bicycles removed from the common area stair railing by the lake.

8. Old/New Business

- a. Board discussion on proposals (3) received to repair/replace the rotten/damaged timber retaining walls around the clubhouse parking lot, the basketball court, and the two-tiered walls going up from the parking lot to the clubhouse.
- b. Summary of Board meeting with Lerch, Early & Brewer legal Counsel on Sept. 29*
- c. Board discussion on an Assessment method for new governing documents

* The NMC Board of Directors met with our LEB attorney Ruth Katz on September 29 in a closed session to hear legal advice on content for new covenants and to receive guidance on why certain best practices are currently recommended. Discussion was based on the draft covenants developed by the Governance Committee. In June of 2019, NMC contracted with attorney Brian Bichy to assist in the development of new covenants and bylaws. His scope of work for new governing documents has been completed. Primary issues discussed by the Board included assessment methods, use restrictions, and enforcement/fining authority. The State of Maryland has actively created many new HOA laws in recent years. Ensuring new NMC governing documents reflect current legal responsibilities has been a critically important objective. Based on a majority of Board preferences identified in the meeting, Ruth Katz will now improve the existing draft covenants in time for a review/discussion at the November 3 Board meeting.

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

10. Board Response to Community Forum topics (optional)

11. Executive Session to discuss individual assessment accounts.

12. The next board meeting is scheduled for Thursday, November 3, 2022.

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