



**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 6, 2023
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 June 1, 2023, Board Meeting

5. Committee Reports

ACC

Communications

Landscape

Pool

Welcome/Social

6. Financials:

- a. Treasurer's Report

7. Abaris Management Report:

- a. None

8. Old/New Business

- a. Discussion on June 27th meeting summary with NMC residents and RCPD's Lt. Ken Matney.
- b. Discussion on ad hoc Security Committee concept.
- c. Discussion on fence type preferred between NMC private property at lake/dam area and Parkside private property.
 - i. Note: if any action is taken now, all proposals need to be clarified because the actual placement location for an 8' fence is restricted to between private property. Fencing along the NMC property line on Monroe St. has different code requirements. Proposals vary in length of fence to be installed.
- d. Proposals received from Long Fence, Frederick Fence, and Tri County Fence to replace the old chain link fence along the dam:

Frederick Fence:

Pressure Treated Wood:	Vinyl:	Trex:
6' Tall \$23,384	\$54,164	\$52,187
8' Tall \$29,406	\$72,797	\$62,713
10' Tall \$30,195	N/A	\$74,632

Long Fence:

6' Tall Vinyl \$16,479

Tri County Fence:

8' Tall Vinyl \$23,769 (Khaki color) or \$49,369 (Dark Sequoia)
8' Tall Trex \$38,450

- e. Discussion on temporary fence along spillway. AW Landscape proposal: \$500 orange plastic grid, \$750 for wire mesh.
- f. Update on June 7 meeting with ETC regarding 100 and 800 block retaining wall projects.
- g. Board discussion on nonfunctioning lamppost on pathway between end of Harlow and Maryland Avenue.
- h. Discussion on not holding a NMC Board meeting on August 3rd.
- i. Announcement of Board meeting with Abaris in August to review initial draft budget line items (date TBD).

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, August 3, 2023.

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