



**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 5, 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 approvals

- a. Approve/add items to agenda.
- b. Approve/correct minutes for September 7, 2023 Board meeting.

5. Committee Reports

ACC

Communications

Landscape

- a. Approval for tree pruning of 9 trees and removal of 4 trees by S&P Tree Care for a total cost of \$7,650.
- b. Approval of purchase and planting of seven trees by Stadler Nurseries at a total cost not to exceed \$3,200.
- c. Approval of “experiment” to retain fall leaf ground cover in existing forested areas while keeping drainage swales and pathways clear of debris.
- d. Recommendation to meet with AW Landscapes twice a year to improve communications and ensure the scope of contract is being implemented.

Pool

Social/Welcome

Security Task Force

6. Financials
 - a. Treasurer's report
 7. Abaris Property Management Report
 8. Old and New Business
 - a. 2023-2024 Snow Removal Services proposal
 - b. 2024, 2025, 2026 AW Landscapes contract for grounds services update
 - c. Discussion on draft 2024 budget
 - d. Discussion on rent-free use of clubhouse by members
 - e. Discussion on Covenants **Section 2. Uses, Nuisances, and Permitted Uses – f. *Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection. The Board of Directors may grant an exception for Lots where there is insufficient space to store such containers out of public view or where compliance would cause undue hardship on the lots occupants.***
 9. Community Forum 2 – **Only if time permits.**
 10. Board response to Community Forum (Optional)
 11. Executive Session
 - a. Discussion of an individual owner's assessment account
 - b. Consultation with legal counsel on legal matter
 12. The next board meeting is scheduled for Thursday, November 2, 2023
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