



**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, April 4, 2024

7:00 pm, Via - ZOOM

1. Call to Order.
2. Community Forum-30 Minutes Maximum Time

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 nmadministrator@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. Minutes and Agenda
 - a. Approval of the April 4, 2024, Agenda
 - b. Review and approval of March 7, Board Meeting Minutes
 - c. Approval of the March, 13, 2024, Organizational Meeting Summary

5. Committee Reports

ACC

- a. Approval of ACC Application Processing and Storage Features through Abaris' new portal, Vantaca.
- b. Discussion and approval of Abaris fee to implement NMC ACC on Vantaca
- c. Clarity on NMC homeowner use of temporary decorative wire/metal fences

Communications

Landscape

- a. Discussion and Approval of Landscape Committee Activities for April 2024.
 - a. Coffee and Donuts for April 20 Enhancement workday
 - b. Pool Perimeter enhancement \$500 to \$1,000
 - c. Totem Pole Garden enhancement \$500 to \$1,000
 - d. Community Circle enhancement \$500

- e. NOTE \$1,500 unanimously approved via Board emails for Garlic Mustard Control project.

Pool

Acknowledgement of Board actions at Annual Meeting

- Guest Fee \$3 any day of the week
- Rules modified to include appropriate public behavior.

Social/Welcome

Security Task Force

Security Task Force has completed its work by presenting a final report to the Board; presenting recommendation at the Annual Meeting; and providing written security tips and helpful contact references for ongoing NMC use as part of an ongoing awareness message.

6. Financials

- a. Treasurer's report

7. Abaris Management Report

8. Old and New Business

- a. Approval of Pool Diving Board Removal Proposals.
 - i. 1. Palmer Brothers \$7,500.00
 - ii. 2. Hann & Hann \$7,665.00
 - iii. 3. Gardner General \$7,290
- b. Approval of Advantage Service Group annual HVAC service contract \$1,040
- c. Discussion on the preparation of easement agreements for the homeowners on the 100-block who are affected by the retaining walls. The LEB cost to draft the easement agreements is \$3,500.
- d. Discussion on the draft Board Code of Conduct policy.
- e. Discussion on when to obtain proposals for replacing timber retaining walls at lake bridge area.
- f. Discussion on pilot program to have area between pool and basketball court to return to a natural state as previously recommended by the Landscape Committee and first implemented over the winter by leaving the leaves.
- g. Update on scanning of all NMC ACC paper files.

9. Community Forum 2 (only if time permits)

10. The next board meeting is scheduled for Thursday, May 2, 2024. It will be virtual.

11. Executive Session to discuss an individual homeowner's financial request.

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