

NEW MARK COMMONS HOMES ASSOCIATION

BOARD OF DIRECTORS

Thursday, March 7, 2024

7:00 p.m.

Minutes Taken by Kaitlyn Ambush

Attendees

Board Members: Alex Belida, Kathleen Moran, Joe Jordan, Samuel Scheib, Cou Kalantary, Karin Boychyn, and Tim Petros

Abaris Community Management: Shireen Ambush and Kaitlyn Ambush

Homeowners: Jim Denny, Pat Reber, Amanda Mita, Sandra (4 Lakeside Overlook), Rocio Crumley, Debbie Mesmer, Ron Tipton, Jennifer Jackson, Emily Ecker, Rita Molyneaux, Josh Lubell

Call to Order of the Board Meeting

Kathleen Moran called the Board Meeting to order at 7:03 pm.

1. Community Forum 1 and Board Response

Ron Tipton thanked the candidates for running for the 2024 Election and inquired of the candidates what will enhance the NMC community.

Brief Candidate Statements

Amanda Mita commented that she is interested in the infrastructure of the NMC community and the different ways to enhance the community as a whole.

Emily Ecker commented that she grew up in NMC, therefore she has a historical voice that can assist with preserving the historical nature of the neighborhood while also modernizing the community.

Rocio Crumley remarked on her interest in restoring the totem pole at the entrance of the community, as well as strengthening the security of the community by addressing safety issues around Monroe Street.

Board Response

Kathleen Moran encouraged all owners to vote for the 2024 Election! We need 77 proxies/owners present to hold the meeting on March 11, 2024.

Agenda and Prior Meeting Minutes

Board Meeting Agenda 3-7-24: The Board unanimously approved the agenda as distributed.

Board Meeting Minutes 2-1-24: Tim Petros made a motion to approve the minutes from the February 1, 2024, Board meeting as amended. The motion was seconded by Joe Jordan and carried with all votes in favor except one abstention from Karin Boychyn, as she was not present for the meeting.

2. Committee Reports

Architectural Control Committee (ACC) –

Tim Petros reported that the ACC met on Monday to discuss the Vantaca Portal with Abaris for processing ACC applications. Tim Petros made a motion for the ACC to adopt Vantaca to process all ACC applications, with the caveat allowing paper submissions. The motion was seconded by Karin Boychyn and carried unanimously.

Communications Committee –

Pat Reber announced that Amanda Mita will take over as the editor for the Community Newsletter. The Communications Committee presented the proposal for the printed directories at a rate of \$5 per copy. Joe Jordan made a motion to approve the contract for the printed directories for \$1,996. The motion was seconded by Alex Belida and carried unanimously. Shireen Ambush noted that the Abaris Vantaca Portal has a directory of all owners available for the Board's review.

The Board requested that all future Annual Meeting Notices include the ballot as the first page of the election packet.

Landscape Committee –

No Report at this time.

Pool Committee –

Samuel Scheib noted that the Pool Committee has not met. However, the Committee and Board would like to receive a revised proposal from the low bidder to mirror the scope of work based on the high bidders quote. Abaris will request a revised proposal for the Board's review at the April meeting.

Welcome/Social Committee –

Cou Kalantary reported that the Movie Night was cancelled. However, the Spring Science Event will take place on April 6, 2024. The "Welcome Magnets" have arrived, and the Social/Welcome Committee will distribute those magnets to all new owners as they move into the community.

Security Task Force Committee –

Kathleen Moran noted that the Security Task Force Committee has shared their report with the Board which includes their recommendations for safety enhancements throughout the community. The report will be shared with the community during the Annual Meeting. Tim Petros made a motion to accept the report from the Security Task Force Committee and post the report on the HOA website. The motion was seconded by Alex Belida and carried unanimously.

3. Treasurer's Report

Karin Boychyn presented the Treasurer's Report and noted that the HOA currently has \$2 Million in the bank. The HOA is hopeful to receive the permits for the lake dredging this year. Currently, \$257,000 is still owed on the loan. Karin remarked that there were not many variances year-to-date, as of January 31, 2024.

Currently, there is \$1.2 Million in Reserves, and \$284,000 in Unappropriated Member's Equity, as well as \$1.5 Million in total equity.

Management Report

Shireen Ambush provided a brief update on the successful launch of the Abaris Vantaca Portal as of February 1, 2024. We are hopeful that the ACC will benefit from the portal as it will act as a central hub for all taskings of the HOA and each individual property. With the new Vantaca Portal, this will create a more transparent business relationship with the New Mark Commons community.

The chimney leak at the clubhouse has been successfully repaired by EV Air-Tight. No additional action is required at this time.

4. Old/New Business

- a. Kathleen Moran presented a brief update on the lake/dam spillway fence and noted that she and Kaitlyn Ambush met with Jim Wasalik with the City of Rockville, who assured NMC that the fence permit was not necessary. Abaris has submitted what was requested by the City of Rockville and we are hopeful to receive the permit soon.
- b. Kathleen Moran noted that she met with Bayland, Shireen and Kaitlyn Ambush, to discuss concerns raised during the last meeting regarding the waterflow of the lake. Bayland's response has been shared with the respective owners, and feedback from the State has yet to be received.
- c. The Board discussed the proposal from Solitude Lake to stock the pond with fish and agreed to table this proposal until the lake dredging is completed.
- d. The Board discussed the Lakeside Design Plan as presented by AW Landscapes. Joe Jordan made a motion to approve items A & B, in the design plan. The motion was seconded by Tim Petros and carried unanimously. The Board unanimously agreed to defer the approval of items C & D in the design plan, until the Landscape Committee has a chance to review the design plan and provide their recommendations to the Board.
- e. The Board discussed the fences behind 338, 340, and 342 New Mark Esplanade, which encroach on HOA common property and have been installed for many years. Joe Jordan made a motion to have Ruth Katz draft a letter to the affected owners. The motion was seconded by Cou Kalantary and carried unanimously.
- f. The Board discussed the request from the owner of 338 New Mark Esplanade to repair the portion of their fence that has fallen, but the fence portion is on HOA property. Tim Petros made a motion to support the homeowner's request to repair the fence and have the fallen portion reinstalled in the existing location. The motion was seconded by Joe Jordan, and a discussion was held among the Board prior to the call for a vote. The motion carried with all votes in favor except one (1) vote against (Samuel Scheib), and one (1) vote abstained (Alex Belida).
- g. The Board discussed the digitization of the ACC files currently being conducted by Dennis Moran. Kathleen reported that out of 384 homes, all but 49 home files have been digitized. Currently, the

process has taken 91 hours, due to misfiled documents. The Board inquired how the historic files will be stored. Abaris will inquire if Vantaca can store these historical files.

- h. The Board discussed the fence installed at 316 New Mark Esplanade as it was installed partially on HOA property, made of non-compliant materials, in a non-compliant style, and no application was submitted, or prior approval was not received from the ACC. The Board agreed to issue a violation letter to the owner to remove the fence from HOA within 30 days or the HOA will have the fence removed and the cost for the fence removal will be assessed to the owner's account.

5. Community Forum 2

Cou Kalantary thanked everyone on the Board and noted his appreciation for the community during his time on the Board!

Jennifer Jackson noted her appreciation for everyone's participation in enhancing the community.

Pat Reber acknowledged Alex Belida's last formal meeting and applauded him for his 7 years of service on the New Mark Commons Board!

6. Board Response to Community Forum 2

No responses were required at this time.

Adjournment

There being no further business, Alex Belida moved to adjourn the regular meeting and go into Executive Session for the purpose of discussing individual owner accounts. The motion was seconded by Joe Jordan and carried unanimously. The meeting was adjourned at 8:54 p.m.