

NEW MARK COMMONS HOMES ASSOCIATION

BOARD OF DIRECTORS

Thursday, October 3, 2024

7:00 p.m.

Minutes Taken by Kaitlyn Ambush

Attendees

Board Members: Kathleen Moran, Joe Jordan, Samuel Scheib, Karin Boychyn, Amanda Mita, Tim Petros, and Emily Ecker

Abaris Community Management: Shireen Ambush, Kaitlyn Ambush

Homeowners: Debbie Mesmer, Jennifer Jackson, Rita Molyneaux, Ron Tipton, Saven Wilkins, Pat Reber, Lori Newman

Call to Order of the Board Meeting

Kathleen Moran called the Board Meeting to order at 7:02 pm.

1. Community Forum 1 and Board Response

Ron Tipton congratulated the Board on the work on the cleaned up balcony on the lake!

Lori Newman requested the use of the clubhouse for 3 mornings for the “Village” exercise program, at no cost, and on the date of the Open House (11/2/24).

Board Response

None at this time.

Agenda and Prior Meeting Minutes

Board Meeting Agenda 10-3-24: Kathleen Moran requested the addition of the reimbursement to JP Muller for the Urban Tree Summit he attended to the agenda. Tim Petros moved to approve the agenda as amended. The motion was seconded by Samuel Scheib and carried unanimously.

Board Meeting Minutes 9-10-24: Kathleen Moran and Joe Jordan made revisions to the minutes. Samuel Schieb made a motion to approve the minutes as amended with the revisions made by Kathleen and Joe. The motion was seconded by Karin Boychyn and carried unanimously.

2. Committee Reports

Architectural Control Committee (ACC) –

Rita Molyneaux reported that the Committee is still adjusting to the new Vantaca Portal for ACC Application processing. The next Committee meeting will be on October 14, 2024.

Communications Committee –

Pat Reber reported that the deadline for submission of the upcoming newsletter is October 13th. The newsletter will be issued on October 19th. All upcoming Social Committee Events will be published in the upcoming issue of the newsletter.

Landscape Committee –

Saven Wilkins reported the Committee's approval of the AW Landscapes hillside plan for the full \$20,000 and to include a tree and boulders. The Landscape Committee is seeking approval from the Board for the following:

- The request for \$2,000 to plant 9 trees and 15 ferns from Stadler's Nursery. *Samuel Scheib made a motion to approve the \$2,000 expenditure. The motion was seconded by Karin Boychyn and carried unanimously.*
- The request for \$2,000 for the Fall Community Enhancement Day which includes \$500 towards the pool perimeter plantings, Coffee and Donuts, and signs to advertise the event. *Emily Ecker made a motion to approve the \$2,000 expenditure. The motion was seconded by Tim Petros and carried unanimously.*
- The request for \$200 for a plaque for Ellen Stein for her participation and commitment to the landscape committee. *The Board agreed to table this request until the Landscape Committee has a chance to ask Ellen Stein what her preference would be.*

Pool Committee –

Samuel Scheib noted that the Committee met on September 30, 2024. No other items to report.

Welcome/Social Committee –

Karin Boychyn reported that the next Social Committee Event will be the Halloween Movie Night on 10/16. The Board Open House will be held on 11/2. Karin noted that the recent Yard Sale event was a great success!

3. Treasurer's Report

Karin Boychyn reported on the HOA Financials as of August 31, 2024. There is currently \$2.3 million in the bank, and \$190,000 is owed on the loan. There is an increase in the interest earned on the reserve accounts. Currently, the HOA is overbudget on legal, landscape, and general repairs. However, we expect to surplus at the end of the year. Karin recited the following figures from the August 31, 2024, Financial Statement:

\$1.4 million in Reserves

\$675,000 in Unappropriated Member's Equity

\$2.1 million in the Bank.

The HOA is in good fiscal health!

Management Report

No additional items to report.

4. Old/New Business

- a. The Board discussed the 2024-2025 Snow Removal Contract with AW Landscapes. Joe Jordan inquired if the salt solution is pet friendly, for which Kathleen Moran confirmed that AW Landscapes uses pet friendly treatment solution. *Joe Jordan made a motion to approve the 2024-2025 snow removal contract with AW Landscapes. The motion was seconded by Karin Boychyn and carried unanimously.*
- b. The Board discussed the proposed 2025 budget and Kathleen Moran reported that the hardcopy mailing was not received by several owners. Abaris will send out another email blast with the link to the proposed budget, as well as mail the proposed budget to all owners who have not opted for email communications.
- c. The Board discussed the trash/ recycling container waiver requests and noted that the requirement has been waived for 2024, however there are a few owners who have successfully screened in their trash/recycling containers. The Board discussed what are the next steps for those who have not complied, and what is the process for those owners who need an exemption. Amanda Mita, Kathleen Moran, and Emily Ecker agreed to develop a draft criteria for enforcement of this requirement.
- d. The Board discussed the request from the Villages Group to use the clubhouse for group events. The Board agreed that the group is active, but never formalized their status for purposes of utilizing the clubhouse. Joe Jordan inquired if the Villages Group could be a subset of the Social Committee. Lori Newman commented that a Village Group takes years to form, and the structure of the group varies based on each community. However, Lori noted that there is a need for this group in the community, as it is a neighbor helping neighbor concept. Karin Boychyn suggested the Board allow the Village Group to operate under the Social Committee, so not to compete to hold events at the same time, and to utilize the clubhouse at no charge. The Board unanimously approved of the request from the Village Group to utilize the clubhouse on the morning of November 2, 2024, and Abaris will note the reservation calendar accordingly.
- e. The Board discussed the waiver request from the owner of 2 Farsta Court for the placement of the trash can. The Board noted the waiver through 2024, and suggested the owner install a screen in 2025. Kathleen Moran agreed to respond to the owner's request.
- f. The Board discussed JP Muller's attendance at the Urban Tree Summit to learn more about how to help New Mark Commons care for its trees. The cost for the ticket to attend the summit was \$147.20 which also includes parking. *Joe Jordan made a motion to approve the reimbursement to JP Muller for \$147.20 to attend the Urban Tree Summit. The motion was seconded by Emily Ecker and carried unanimously.*

5. Community Forum 2

Pat Reber commented that she posted an article in the meeting chat regarding the trash can storage issue.

Jennifer Jackson expressed her gratitude in the Board reimbursing JP Muller for his attendance at the tree summit, as JP does a lot for the community.

Ron Tipton echoed the comments regarding JP Muller and noted that he is a tremendous asset to the community, along with Saven Wilkins. Ron also expressed his appreciation for the support of the Board.

Saven Wilkins also echoed the comments regarding JP Muller and noted that the historical posters in the clubhouse look great! Saven inquired about the password to the Wi-Fi in the clubhouse, which Abaris will provide to him over email.

6. Board Response to Community Forum 2

Kathleen Moran thanked everyone for their comments this evening. Kathleen also noted that NMC now has a Zoom account for Committees to utilize for Committee Meetings.

Adjournment

There being no further business, Samuel Scheib moved to adjourn the regular meeting and go into Executive Session for the purpose of discussing individual owner accounts. The motion was seconded by Tim Petros and carried unanimously. The meeting was adjourned at 8:18 p.m.