

NEW MARK COMMONS HOMES ASSOCIATION

BOARD OF DIRECTORS

Thursday, March 6, 2025

7:00 p.m.

Minutes Taken by Kaitlyn Ambush

Attendees

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

Abaris Community Management: Kaitlyn Ambush, Shireen Ambush

Homeowners: Ron Tipton, Josh Lubell, Debbie Mesmer, James Nations, Alan Tolerton, Pat Reber, Rita Molyneaux, Darya Melnyk, Sandra, Alex Belida, Saven Wilkins, Adam Schuster

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

Alan Tolerton commented that he is one of the candidates running for the Board. Alan noted that he currently serves on the Landscape Committee, is involved in the Swim Team, and has lived in NMC for 24 years.

Debbie Mesmer read a prepared statement regarding the revised language referencing legal fees in the Dues Resolution Policy and inquired why the same language was not referenced from the Covenants.

Ron Tipton expressed his desire to meet in-person for the Annual Meeting.

Jim Nations commented that he is also one of the candidates running for the Board, and that he has lived in NMC for 9 years.

Darya Melynk asked both of the candidates, Jim and Alan, what is their priority to accomplish during their term on the Board.

- Jim responded that the upcoming pond dredging is a priority, and the communications to residents regarding the plan for the upcoming dredging project. Jim also noted that speeding is a problem throughout the community, and suggested that pet names should be included in the HOA Directory.
- Alan echoed Jim's response in that speeding is a problem within the community. Alan also expressed his interest in hosting more social events for the community.

Alex Belida commented that the dam and dredging projects have been delayed significantly, and asked of both candidates if NMC should lobby the State Governor.

- Kathleen Moran responded that Bayland is consistently pestering the State.

- Alan responded with support in asking the Governor or other State representatives to assist NMC.
- Jim responded that the Board needs to research laws, and other documents, before seeking additional assistance.
- Joe Jordan volunteered to reach out to State Senator, Cheryl Kagan.

Josh Lubell commented that the trash policy can lead to fines under the Due Process Resolution, if adopted, as many residents are not complying.

Board Response

No additional responses were required at this time.

Agenda and Prior Meeting Minutes

Board Meeting Agenda 3-6-25: Emily Ecker made a motion to approve the agenda as distributed. The motion was seconded by Amanda Mita and carried unanimously.

Board Meeting Minutes 2-6-25: Joe Jordan made a motion to approve the minutes as amended. The motion was seconded by Amanda Mita and carried unanimously.

2. Committee Reports

Architectural Control Committee (ACC) –

The next ACC meeting will be held on March 17, 2025.

Communications Committee –

Amanda Mita reported that the March Newsletter will not be issued due to the change in the Communications Assistant staff but will resume in April. Pat Reber announced the appointment of the newest member of the Communications Committee, Julia Binder.

Landscape Committee –

Saven Wilkins commented on the increasing number of geese and noted the Landscape Committee's recommendation to the Board to discourage residents from having nesting boxes on their decks, which has been a long-standing practice in NMC. On March 23, 2025, the Landscape Open House has been scheduled, and the Community Enhancement Day has been scheduled for Saturday, April 26, 2025.

The Board discussed the request to discourage residents from geese nesting on balconies and agreed to draft a flier and deliver them to the townhomes in the 100 block on the lake. Amanda Mita agreed to work with Kathleen Moran on this matter.

Pool Committee –

Kathleen Moran reported that the Pool Committee is working with Abaris on the pool registration packet for 2025. The Pool Committee noted that 30 additional guest credits will need to be added to each homeowner account on MemberSplash, and that two (2) umbrellas for the pool deck are needed. The Pool Committee also requested that the trash can at the far corner of the pool, which is primarily used for dog waste, be relocated closer to the basketball court, or further away from the pool as the smell is unbearable during the summer months. Lastly, the Pool Committee inquired about mosquito spray treatments around the perimeter of the pool fence.

Residents of Woodley Gardens inquired with the Pool Committee if they could use the NMC for their swim practices. The Board politely declined the request as the swim practice may interrupt the practices for the NMC Swim Team.

Welcome/Social Committee –

Karin Boychyn noted the Art Show was a great success as over 100 people attended! Karin also noted that the next social event has not been planned yet, but the Committee hopes to host events every month.

3. Treasurer's Report

Karin Boychyn reported on the HOA Financials. There is currently \$2.3 million in the bank, and \$140,000 is owed on the loan. Karin noted that the HOA is on budget for most items, except for snow. Replacement Reserve balance is almost \$1.6 million, and Equity balance is almost \$2 million. Karin confirmed that the HOA is in a much better place financially for the dam repair. Only \$42,000 has been spent on Capital Expenses.

Management Report

Kaitlyn Ambush reminded owners that the Annual Meeting will be held virtually on Monday, March 10, 2025. At this time, 61 proxies have been received. More proxies are needed in order to meet the quorum requirement as stated in the bylaws.

4. Old/New Business

- a. The Board discussed and approved the draft Work Agreements for JP Muller and Jim Denny. Abaris will begin implementing the agreements.
- b. The Board discussed the proposed Due Process Resolution, and the comments received from several owners. The Board asked the following questions to be reviewed by the HOA's legal counsel before formally adopting the Due Process Resolution:
 - i. Why is the threshold 12-months for any cease and desists issued?
 - ii. Will the new House Bill regarding fines conflict with the NMC Due Process Resolution if adopted and the House Bill is passed?
 - iii. Joe noted that the Management Company is not considered an agent and should not handle Annual Elections.
 - iv. Debbie Mesmer inquired why the full provision from the Covenants, regarding fines, is not included in the Due Process Resolution and is only referenced. Should the full provision from the governing documents be included in the resolution?
- c. The Board discussed the proposal from A to Z Directory at a rate of \$4.99 per printed directory. The Board formally approved of the proposal from A to Z Directory for the same number of directories purchased in 2024.
- d. Kathleen Moran provided the Board with a brief summary of the discussion between the Abaris Inspections Department and Christine Holdsworth regarding the potential implementation of the Inspections Process, if the Board agrees to formally proceed with the inspections for 2025. Abaris will be providing the Board with a sample pre-inspection and 1st inspection result letters for review before rendering a formal decision. No additional action was taken by the Board at this time.

5. Community Forum 2

Ron Tipton inquired if there was any update that could be provided to the community in response to the recent Safety Advisory Notice issued.

Alex Belida commented on the home inspections, and noted that an inspection was done in 2022, at which time the Board should have established a baseline for how to take action on the outstanding violations. Alex expressed that the Board should be committed to enforcing the citations/ violations, and inquired if the program is worth the HOA spending the funds on.

Darya Melnyk inquired if the Board has considered creating a station at the clubhouse for residents to pick up directories, if desired, rather than delivering 1 directory to every home.

Saven Wilkins echoed the comments shared by Ron Tipton.

6. Board Response to Community Forum 2

Kathleen Moran commented that there is no further update on the Safety Advisory Notice at this time.

The next Board meeting will be held on Thursday, April 3, 2025, at 7:00 pm.

Adjournment

There being no further business, Joe Jordan moved to adjourn the regular meeting and go into Executive Session for the purpose of discussing legal guidance received. The motion was seconded by Karin Boychyn and carried unanimously. The meeting was adjourned at 8:37 p.m.