

# NEW MARK COMMONS HOMES ASSOCIATION

## BOARD OF DIRECTORS

Thursday, November 6, 2025

7:00 p.m.

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Minutes Taken by Kaitlyn Ambush

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### Attendees

**Board Members:** Kathleen Moran, Jim Nations, Amanda Mita, Samuel Scheib, Karin Boychyn, Maria Pikielny, and Alan Tolerton

**Abaris Community Management:** Kaitlyn Ambush and Shireen Ambush

**Homeowners:** Pat Reber, Alex Belida, Debbie Mesmer, Jennifer Jackson, Saven Wilkins, Sandra Crowe, Susan Knowles, Jacqueline Kohn, Michelle T, Mayanna Kieffer, Laurie & Peter Krug

### Call to Order of the Board Meeting

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

#### 1. Board Member Appointment

The Board formally acknowledged the resignation of Emily Ecker from the Board of Directors, and unanimously voted to appoint Maria Sol Pikielny to the Board of Directors for the remainder of the existing term. The Board thanked Emily Ecker for her time served on the Board of Directors!

#### 2. Community Forum 1 and Board Response

Sandra Crowe reported that over 40 neighbors from New Mark Commons recently met with the Mayor and council members to discuss the concerns residents have regarding the rezoning of the Tower Oaks property. Sandra commented that over 229 residents have signed a petition in favor of keeping the zoning property as is.

Pat Reber echoed the comments from Sandra, and encouraged the Board to join WhatsApp for community communications. Pat inquired if there is an update on the survey to the community on the interest of the rezoning.

Debbie Mesmer commented that there was no information of an invitation being sent to the Board of Directors about the rezoning in 2021. Debbie confirmed she reviewed the minutes from 2022 Board Meetings and found information about zoning area 3, but not 12.

Susan Knowles commented she was in attendance of the meeting with the council members and noted that it was nice to meet everyone.

Julia Binder encouraged the Board to join the WhatsApp group as it is very informational and has lots of active communications.

Laurie Krug commented that it is very important to have a Board representation with regards to the zoning petition.

## **Board Response**

Kathleen Moran thanked everyone for their comments and participation with regards to the zoning agreement.

Amanda Mita thanked all the owners who made the petition happen and for showing up in person to the meeting with the council members.

## **Agenda and Prior Meeting Minutes**

**Board Meeting Agenda 11-6-25:** Kathleen Moran requested the addition of 2 items to the agenda. The Board unanimously approved the agenda as amended.

**Board Meeting Minutes 10-2-25:** Jim Nations made a motion to approve the minutes as amended. The motion was seconded by Amanda Mita and carried unanimously.

## **3. Committee Reports**

### **Architectural Control Committee (ACC) –**

Susan Knowles reported that the Committee is working well together and working to fast-track simple approvals.

### **Communications Committee –**

Pat Reber reported that the November newsletter will be issued on November 22, 2025, and the submission deadline is November 16<sup>th</sup>. Pat Reber inquired if the Board would like an announcement to be included in the newsletter regarding the open positions on the Board at the upcoming election. Samuel Scheib volunteered to draft the announcement for the committee.

### **Landscape Committee –**

Saven Wilkins reported that the Fall Enhancement Day was a great success! There were lots of plants planted, and shrubs/weeds removed. Saven confirmed that an update will be provided to the Communications Committee to include in the newsletter. Saven reported that the lake hillside grass was planted by Shorb Landscaping. Saven requested that Shorb Landscaping be reminded of the new County Law and the ban on gas-powered leaf blowers.

### **Pool Committee –**

Sam noted the pool committee has not met and there are no updates at this time.

### **Welcome/Social Committee –**

Maria Pikielny reported that the Halloween Parade was a great success! The Committee is always encouraging more engagement from the community for future events.

## **4. Treasurer's Report**

Kathleen Moran recited the following Treasurer's Report in Karin Boychyn's absence:  
\$2.5 million in the bank.

The loan for the townhome paving project has been paid off.

The Association is in good financial health, but are a little over in legal, postage, and snow removal expenses. The Association may end the year in a slight deficit.

\$2 million in the Replacement Reserves.

\$500,000 in Unappropriated Member's Equity.

\$2.6 million Cash Total balance.

The replacement of the lake fountain and aerators were the largest reserve expense to date.

The Board discussed the 2026 proposed budget, which reflects no increase in the HOA dues. After receiving no comments prior to the meeting, and no additional comments were heard during the meeting, a motion was made by Alan Tolerton to formally adopt the 2026 budget as presented. The motion was seconded by Samuel Scheib and carried unanimously.

The Board unanimously authorized the final payment to Pool Personnel for the 2025 pool season.

### **Management Report**

No items to discuss.

### **Old/New Business**

The Board discussed the proposals received for the removal of geese waste and unanimously agreed not to take any action at this time.

The Board discussed the proposal from Graphcom to replace the directional numerical signs for the townhome section of the community for \$2,455.74. Samuel Scheib made a motion to approve the proposal from Graphcom. The motion was seconded by Alan Tolerton and carried unanimously.

The Board discussed the 2025-2026 snow removal contract from Shorb Landscaping. Kathleen Moran noted that Welwyn Way was not cleared last year and requested that this street be included in the routine list of streets that are serviced as it serves as a walking path for students going to Julius West Middle School. Amanda Mita made a motion to approve the 2025-2026 snow removal contract from Shorb Landscaping, with the inclusion of Welwyn Way. The motion was seconded by Alan Tolerton and carried unanimously.

The Board discussed the proposal from Pool Personnel to replace the skimmers in the baby wading pool for \$5,000. Samuel Scheib made a motion to approve the proposal from Pool Personnel to replace the skimmers in the baby wading pool. The motion was seconded by Amanda Mita and carried unanimously.

The Board discussed and unanimously agreed to cancel the December Board meeting, and reschedule the January 2026 Board meeting to Thursday, January 8, 2026.

The Board discussed the comments heard tonight regarding the zoning project and thanked everyone for their involvement. The Board agreed to draft a letter to the Mayor and Council Members to thank them for meeting with members of the community, and to reiterate actions undertaken by members of the New Mark Commons Association.

The Board discussed the request from an owner who installed a grey roof, without prior approval from the ACC, and is requesting a grandfathered waiver of the violation until the end of life for the roof. The Board would like to inquire with legal counsel as to what options the Board has to enforce the rules for future non-compliant, or non-approved modifications.

### **Community Forum 2**

Several homeowners expressed their disappointment in the lack of involvement of the Board with regards to the zoning project. Residents encouraged the Board to take a stance in representing the HOA on this matter.

Pat Reber reiterated her earlier question as to the status of the survey to the community on the zoning

project. Amanda Mita confirmed that the survey draft felt through the cracks and was not drafted yet as she had originally volunteered to draft for the Board's review.

### **Board Response to Community Forum 2**

Kathleen thanked all owners for their comments and noted that all comments have been heard by the Board.

### **Adjournment**

There being no further business, Maria Pikielny moved to adjourn the regular meeting and go into Executive Session. The motion was seconded by Alan Tolerton and carried unanimously. The meeting was adjourned at 8:44 pm