

**Taskers Chance Homes Corporation**

c/o Vanguard Management  
P.O. Box 39\* Germantown, MD 20875  
(301) 253-5052

**Regular Meeting**

Community Pool House  
Thursday, June 21, 2007

**Board Members Present:**

Horacio Rodriquez      Shauna Tunder      Sue Ezzati      Edward Caffrey  
Sharon Glaser      Dr. Angelo      Brian DeHaven

**Absent:**

Terri Thorowgood      Belinda Morton

**Recording Secretary:**

Denise Radzilowski

**Community Manager:**

Nancy Keen, Vanguard Management

Horacio called the meeting to order @ 7:00 p.m.

**Homeowner Forum:**

Several homeowners from Storrington Drive attended the meeting to request that the Board approve installing a fence around the perimeter of their properties due to vandalism. Other options discussed were to hire a private security company to patrol the area or fence the entire community rather than just Storrington Drive.

**Minutes:**

The minutes from the April meeting were presented for review and approval.

**MOTION      ➔      A motion was made by Dr. Angelo and seconded by Ed to approve. Motion passed.**

**Community Landscaping Inspection:**

Management presented a site inspection proposal from Classic Landscaping regarding various dead trees.

**MOTION      ➔      A motion was made by Sue and seconded by Shauna to approve the proposal as presented to replace the dead trees. Motion passed.**

**MOTION      ➔      A motion was made by Sue and seconded by Dr. Angelo to replace the trees between the three (3) gaps along Shookstown Road. Motion passed.**

\* The Board requested that Management obtain a proposal to install a border of trees to serve as a screen for the Storm Water Management Pond.

**Reserve Study:**

Miller Dodson Associates performed a reserve study as authorized by the Board in April. The Board will review the Reserve Study in a small group and report to Management any questions and/or modifications to forward to Miller Dodson.

**MOTION      ➔      Tabled until the August meeting.**

**Heathfield Tot Lot Vandalism:**

Management reported that the tot lot was vandalized on Saturday, May 26th whereas the plastic bubble and baby swing were broken. Management requested a proposal for a replacement part from Little Tikes that would be vandal resistant, as the plastic bubble has been replaced previously.

**MOTION → A motion was made Dr. Angelo and seconded by Shauna to approve the purchase of a steering wheel and tot swing seat. Motion passed.**

**Storrington Drive/Proposed Fence Along Shookstown Road:**

Several homeowners from Storrington Drive attended the meeting to discuss their safety concerns and requested that the Board approve the installation of a fence to keep residents out from other communities.

**MOTION → A motion was made by Dr. Angelo and seconded by Ed to have Management obtain an estimate to install an iron fence just in the Rosehaven section, along Shookstown Rd. , and around the entire border of Taskers Chance. The Board also requested an estimate for a security company to patrol the community. Motion passed.**

**New/Old Business:**

The Board requested that Management send out “Good Neighbor” postcards to homes that have well maintained yards as a way of thanking them for being a “Good Neighbor”. Boards members will contact Management to advise whom to send them too.

**Adjournment:**

**MOTION → A motion was made by Sue and seconded by Dr. Angelo to adjourn the regular meeting. Motion passed.**

The regular meeting adjourned @ 8:07 p.m.