

Taskers Chance HOC, Inc.  
Regular Meeting Minutes  
October 15, 2015

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on October 15, 2015 at 7 p.m.

**Present:**

Mr. Horacio Rodriguez, President  
Ms. Shauna Tunder, Secretary  
Ms. Sue Ezzati, Director  
Mr. Brian Schmitt, Director  
Ms. Sharon Glaser, Director

**Absent:**

Ms. Belinda Morton, Vice President  
Mr. Brian DeHaven, Treasurer

**Others Present:**

Ms. Nancy Keen, Vanguard Management, Community Representative  
Liz Van Brunt, Recording Secretary  
Dave Geis, Classic Landscaping  
6 residents

**I. CALL TO ORDER**

Mr. Horacio Rodriguez, President of Taskers Chance HOC, called the regular meeting to order at 7:10 p.m. with a quorum present. There was not a quorum for the annual meeting since over 400 attendees or proxies were needed. It will be rescheduled to November.

**II. MINUTES**

Motion to approve the August 20, 2015 meeting minutes as presented. Schmitt/Tunder  
Vote: 5/0/0

**III. COMMUNITY UPDATES**

Dave Geis, Classic Landscaping, explained the various staff transitions at the company. He is glad to be back and to lead the team at Taskers Chance. Belinda and Dave drove around the community and drew up a list of items and plans for which proposals have been submitted.

Pool update – the main drain at the baby pool leak was found and repaired.

**IV. HOMEOWNER OPEN FORUM**

A resident commented on the no parking signs that the city installed. They have exacerbated the parking situation. There are now blind areas with so many cars parking in the only areas that are now available. Any car parked on a city street for over 48 hours can be towed. The homeowner was encouraged to call the non-emergency police number for such cars. The board also encouraged people to let the city know when parking is a

problem due to the signs. Another comment was about large ton truck drivers that bring their vehicles in during the day to eat lunch or let out their dog. Parking those trucks on the city street is illegal.

A common area tree that is particularly tall needs to be removed because it seems like the next storm will bring it down. The homeowner was requested to send an email with their address for the board and Vanguard to follow up.

A question was raised if solar panels are allowed on houses. They are allowed but they still have to go through the ACC approval process.

A house on Lindfield Drive, with a green door, is abandoned. The resident was advised to send an email with the address so the board could look into it.

## **V. MANAGEMENT REPORT**

### **A. Landscape Proposals**

The board reviewed the proposals. The one including heavenly bamboo nandina will be considered later. That area is half rose bushes so it might make more sense to install more rose bushes.

Motion to approve the proposals for the various landscaping, except Dulaney Mill Way (order # 2629).           Ezzati/Tunder           Vote: 5/0/0

### **B. \*\*\*\* Stairs on Retaining Wall**

Additional information was shared with the board. The engineer wrote that the stairs would not create a structural problem. The lawyer recommended that the board have the homeowners sign a liability waiver. The board would want the indemnification to go with the property if ever sold.

Motion to approve the ARC request pending the owners signing the release of liability and indemnification provided by the attorney.           Ezzati/Glaser           Vote: 5/0/0

### **C. 2016 Operating Budget**

The draft budget was mailed on September 1, 2015 to all homeowners. No comments were received.

Motion to approve the 2016 operating budget with no change.           Glaser/Tunder  
Vote: 5/0/0

### **D. Snow Clearing Proposal**

The proposal covers shoveling and snow blowing. The city plows the roads. The rate is only \$5 more than last year.

Motion to approve the snow and ice removal proposal from Classic Landscaping.  
Tunder/Schmitt           Vote: 5/0/0

Motion to close the general meeting and move to executive session.  
Tunder/Schmitt                      Vote: 5/0/0

**V. OLD BUSINESS**

There was no old business.

**VII. ADJOURNMENT**

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:16 p.m.

Motion to adjourn the meeting at 8:16 p.m.    Ezzati/Tunder              Vote: 5/0/0

Respectfully submitted,

Liz Van Brunt  
Recording Secretary