

Taskers Chance HOC, Inc.
Regular Meeting Minutes
November 19, 2015

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on November 19, 2015 at 7 p.m.

Present:

Mr. Horacio Rodriguez, President
Ms. Belinda Morton, Vice President
Ms. Shauna Tunder, Secretary, arrived at 7:12
Mr. Brian DeHaven, Treasurer
Ms. Sue Ezzati, Director
Mr. Brian Schmitt, Director
Ms. Sharon Glaser, Director

Absent:

Others Present:

Ms. Nancy Keen, Vanguard Management, Community Representative
Liz Van Brunt, Recording Secretary

10 residents – see sign in sheet

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.

II. MINUTES

Motion to approve the October 15, 2015 meeting minutes as corrected. Ezzati/Schmitt
Vote: 6/0/0

III. OFFICERS

It was suggested to have Horacio Rodriguez as President, Belinda Morton as Vice President, Shauna Tunder as Secretary and Brian DeHaven as Treasurer.

Motion to elect Horacio Rodriguez as President, Belinda Morton as Vice President, Shauna Tunder as Secretary and Brian DeHaven as Treasurer. Ezzati/DeHaven
Vote: 7/0/0

IV. POLICE REPORT

An officer reported on the results of a speed check on Shookstown Road. There is definitely a speeding issue according to the results. Next steps will be taken. In this NAC there were 1,100 calls for police service in the past month with 35 arrests, most being traffic crimes. There were a few thefts and a robbery. There was an armed robbery of a store in the vicinity. No one was hurt. The officer outlined various incidents – mainly theft from motor vehicles. He reminded everyone to lock all vehicles and to report suspicious activities. They work 24/7 and the calls are helpful. This particular NAC is more densely populated area than others and includes many businesses. This can raise the crime rate in comparison. Overall there has been a reduction in crime. The data from the Shookstown Road traffic test will be shared.

V. HOMEOWNER OPEN FORUM

No residents commented.

VI. MAINTENANCE HEARINGS

A. Maintenance Hearing ****

The items have been taken care of. Matching the paint is challenging. McCormick Paint has the colors back where the mixing is done. Vanguard can help find the paint name.

B. Maintenance Hearing *****

Fake grass is being used and goes across the sidewalk. It is a very muddy area. The board suggested pavers or sod. The items have been taken care of except that the blind needs fixed. The board will recheck the house once the fake grass is taken off the sidewalk and the blind is fixed. It is possible the grading is not good in the area. It seems to be a high traffic area too.

C. Maintenance Hearing *****

There were some nails and plastic that needs removed from his fence. Everything has been removed now.

D. Maintenance Hearing *****

The items have not been corrected yet. They request an extension of a month to get painting done. The shutters need to be painted a color from the neighborhood palette. They say they have never painted the colors on the house. The basketball hoop needs to be off the street and the trash needs removed. The board will recheck. The board will require that the house be repainted with the correct colors.

E. Maintenance Hearing *****

The painting has not been done although bids have been sought. The original bids were very high. There is a question about the grass. They use a landscaper and they state that there is no tall grass. The board gave them an extension of 30 days. A board member may be able to find the name of a contractor that quoted \$65 per window.

F. Maintenance Hearing ****

The trim will be replaced with plastic trim. The contractor has been delayed. The board gave him 30 days.

G. Maintenance Hearing ****

A contractor said he would try to get it done soon. The board gave her 30 days

H. Maintenance Hearing ****

The blinds are replaced but he is having trouble getting correct shutters. The board has a contact on Route 355. An email will be sent with the name. All the other items are contracted out. He was waiting to paint until the shutters are found.

I. Maintenance Hearing ****

Much of the work has been done. The fence was painted a year ago. The board will look at it again. The colors are not the colors from the neighborhood. The board will give him until April 30 to get the fence repainted using the Millers crossing fence color.

J. Maintenance Hearing ***e**

Most was taken care of. The paint is not the right color. It was painted less than a year ago. He has a lot of medical bills right now and with winter coming he is asking for a six month extension.

K. Maintenance Hearing – the remaining locations that did not respond

There was discussion about whether the accepted colors schemes are within the neighborhood of Taskers Chance as a whole or by subdivision. There is a burgundy door / not burgundy shutters that get written up every two years although he was approved at one point. Lindfield Drive is an example of the color variety.

There is debate is whether the paint color guideline is for division by division or for the neighborhood as a whole. The board leaned towards the idea that the colors will go by division. No formal decision was made.

Nancy shared that there is a statute of three years – if colors were painted and not claimed as a violation within three years then the color can stay.

**** did the repairs requested in their violation letter from September. A new violation needs to be written up. All the trim is yellow which is not a division color. Nancy will thank him for the work he has done and give him the correct colors. He will not be fined right now.

Fines were set in 2013.

Motion to continue with the fine amount set in 2013. Fines will be based as: Major/Structural repairs fine = \$200, Cosmetics/painting fine = \$100, Landscaping/trash bins fine = \$25 for all the open items for homeowners who did not respond. Additionally, this fining schedule will be used on a recurring basis. Morton/Schmitt Vote 7/0/0

Motion that the board review the various neighborhood colors and discuss again at the next meeting. DeHaven/Tunder Vote: 7/0/0

VII. MANAGEMENT REPORT

A. Landscape Improvement Proposals

The landscaper proposes bringing in a cherry picker to trim the trees next spring. Some discussion of the photinias growing in the boxes. If photinias will not be planted an evergreen needs to be suggested. Nandina bamboo with berries could be good. The warranty was discussed. One area of plants is densely packed but moving them will negate the warranty. There are times that plants are in the wrong location due to sun, shade and other elements. They may need to be moved to improve. It is a way to protect the ones that are left in the area. There is a risk to transplanting.

Work order # 2873 @\$136 warranty replacements - except that the size will be larger so there is a small additional cost.

Work order # 2874 @\$767 circle bed at far end of Dulaney Mill Drive

Work order # 2875 @\$4138 Electric box on Key Pkwy – Greenspring side. The plantings will not be in front of the doors.

Work order # 2876 @\$1924 Screening on Millers berm

Motion to approve the work orders as proposed; plus two additional work orders for the Addison's Choice electric boxes - adding two heavenly bamboo and removing two arborvitaes from Lindfield and move them over to Schafer but not plant them too close. Ezzati/Morton Vote: 7/0/0

B. Deferred Assessment Resolution

Motion to pass the following resolution: The Association elects to apply all of part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion. DeHaven/Tunder Vote: 7/0/0

C. Reserve Investments

The General MM Reserve Account currently has a balance of \$73,120.44 with \$37,000 in CD's maturing in November and December for a total of \$110,120.44. Management recommends transferring \$50,000 into a 2019 CD and \$20,000 into a 2020 CD to continue laddering the funds.

The Recreation MM Reserve Account currently has a balance of \$91,625.77. Management recommends leaving \$11,625.77 in the MM and investing \$30,000 into a 2017 CD, \$30,000 into a 2018 CD and \$20,000 into a 2019 CD.

Motion to transfer \$50,000 from the General MM Reserve into a 2019 CD and \$20,000 into a 2020 CD as recommended above. DeHaven/Tunder Vote: 7/0/0

Motion to invest \$30,000 into a 2017 CD, \$30,000 into a 2018 CD and \$20,000 into a 2019 CD from the Recreation MM Reserve account as recommended above.
DeHaven/Tunder Vote: 7/0/0

Motion to close the regular meeting to go to executive session. Ezzati/Tunder
Vote: 7/0/0

VIII. NEW BUSINESS

A. Christmas Lights

All the current decorating materials have been reviewed. Many items no longer work. Most are not repairable. There was a lot of wind last year so it was suggested to not have so many free standing items. Many items' lights were out a lot last year. It was suggested to just go with lights on the trees and house. The current 'stand up' trees will not be installed. The sign will be used. What is needed are: six icicle lights and four large colored sets. Dana will be asked to remove the broken decorations.

X. OLD BUSINESS

There is a house that is blue ****. It is now a different shade of blue. The board will look at the two blue houses in the neighborhood. Brick homes had a different blue than houses with siding that had some blue.

XI. ADJOURNMENT

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 9:40 p.m.

Motion to adjourn the meeting at 9:40 p.m. DeHaven/Tunder Vote: 7/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary