

Taskers Chance HOC, Inc.  
Regular Meeting Minutes  
February 18, 2016

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on February 18, 2016 at 7:00 p.m.

**Present:**

Mr. Horacio Rodriguez, President  
Ms. Belinda Morton, Vice President  
Ms. Shauna Tunder, Secretary  
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

5 residents

**I. CALL TO ORDER**

Mr. Horacio Rodriguez, President of Taskers Chance HOC called the regular meeting to order at 7:00 p.m. with a quorum present.

**II. MINUTES**

Motion to approve the November 19, 2015 meeting minutes as corrected.  
Vote: 7/0/0

Morton/Ezzati

**III. HOMEOWNER OPEN FORUM**

A resident commented that some evergreens are very overgrown near the walking trail at Baughmans. People are walking on the grass in order to avoid the branches.

Action: The board will find out if the trees are on common or homeowner property.

There is a locust tree near the Linfield electrical boxes that needs to be taken down. If it gets replaced the board would like to have it be replaced by a different kind of tree. The board would like to take a look at replacing the pod trees with something less intrusive over time.

Action: Ask Classic for a price to remove the offending tree and replace it with something else.

#### **IV. MANAGEMENT REPORT**

##### **A. Dormant Pruning**

The plan is to start now.

Motion to approve the Classic work order for the pruning of trees and bushes. Ezzati/Tunder  
Vote: 7/0/0

##### **B. Pool Pass Materials**

Normally the Pool Committee meets to prepare the documents. There are some limits on the wording due to legal changes. Adult Swim can't be called "Adult Swim" anymore and a rest period can't be for any particular age group. The board plans to institute a rest period with only lap swimming. This is unrelated to age. More politically correct words were used in areas of the pool rules that mention children or youth (child changed to member, etc.). Safety exclusions are excepted.

Action: Some pool signs will need to be changed to reflect these text adjustments.

##### **C. Tot Lot Replacement**

The steps going up to the equipment are failing and are not replaceable. This lot was slated to be replaced in 2013 according to the Reserve Study for \$12,000 but was not necessary until now. The benches will be replaced too.

Motion to approve the proposal from Sport Systems for the tot lot replacement at \$10,945.  
DeHaven/Morton Vote: 7/0/0

##### **D. Bel Aire Farm Project**

Victor White of Hogan Companies requests to purchase some land or to have an ingress/egress right of way across the parcel along the Bel Aire Lane sidewalk for their development. There seems to be access to Schafer near Addison's Choice. There does not seem to be a formal plan yet and they do not plan to join the Taskers Chance HOA. There are a lot of unknowns and assumptions at this time.

Based on the limited amount of information in the proposal the board is not inclined to grant the request to sell or give access to Taskers Chance property as proposed. Ezzati/Tunder  
Vote: 7/0/0

Motion to close the general session and move to executive session. Tunder/Morton  
Vote: 7/0/0

#### **V. NEW BUSINESS**

There was no new business.

**VII. OLD BUSINESS**

There was no old business.

**VIII. ADJOURNMENT**

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:29 p.m.

Motion to adjourn the meeting at 8:29 p.m.                      DeHaven/Ezzati                      Vote: 7/0/0

Respectfully submitted,

Liz Van Brunt  
Recording Secretary