

Taskers Chance HOC, Inc.  
Regular Meeting Minutes  
April 21, 2016

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on April 21, 2016 at 7 p.m.

**Present:**

Mr. Horacio Rodriguez, President  
Ms. Belinda Morton, Vice President  
Mr. Brian Schmitt, Director  
Ms. Sharon Glaser, Director  
Ms. Sue Ezzati, Director

**Absent:**

Mr. Brian DeHaven, Treasurer  
Ms. Shauna Tunder, Secretary

**Others Present:**

Ms. Nancy Keen, Vanguard Management, Community Representative  
Liz Van Brunt, Recording Secretary  
Marco Jovanovic, Continental Pools

1 resident

**I. CALL TO ORDER**

Mr. Horacio Rodriguez, President of Taskers Chance HOC called the regular meeting to order at 7:04 p.m. with a quorum present.

**II. MINUTES**

Motion to approve the February 18, 2016 meeting minutes as amended. Morton/Tunder  
Vote: 5/0/0

**III. COMMUNITY ISSUES**

Marco, Continental Pools, explained some of the pool issues they are managing. The leak in the baby pool was resolved by the repair in the fall. There are some cracks in the main pool that will probably leak. They will patch it for this season but will research what is making the cracks. Some pool lights need replaced already and eight are dim, which is unusual. For lifeguards this year there will be a blend of international and American guards. The board will set a date for meeting with the lifeguards to run through the pool rules before the pool opens.

#### **IV. HOMEOWNER OPEN FORUM**

A resident commented on the trail's pine trees that are very overgrown and need trimmed. Currently they are propped up. The landscaper can quote on trimming.

Action: Nancy will get a quote from Classic on trimming the pines back from the trail.

Belinda shared that someone tried to dognap her dog near Shookstown Road.

#### **V. MANAGEMENT REPORT**

##### **A. Tollhouse Retaining Wall**

Jeffery Miller, ADTEK Engineering, inspected the wall behind 109 Toll House Ct and found termite damage and deterioration. ECS proposed a design and site plan for a segmental block wall. The reserve study recommends block walls. The ADTEK report says the current wall could last two years or less. The money is in reserves. The board questioned whether they should consider replacing all other walls that are deteriorating at one time. That would be a large expense. It might be better to spread the costs out every two years. Checking the walls can be put on the timeline each year. Any homeowner that backs to the wall will be informed of the work. The whole process will take a while. The board recommended that the design company create a wall similar to the other one recently installed. The same builder will not be asked to bid on this project.

Motion to approve the engineering proposal for the retaining wall replacement as submitted by  
ECS. Schmitt /Tunder Vote: 5/0/0

##### **B. Asphalt Pathway Repair and Sealcoat**

Management marked the entire trail at the rear of the community where repair is needed. Three bids were submitted. The square yards were different for each company partly due to repair styles. O'Leary's will be asked why their measurement is so much more than the other two companies. The board will send notice to homeowners that the path will be closed for the days the work will be done. The company will be asked to put up cones to close the path for a few days.

Action: Nancy will check with O'Leary's to see why their square yard estimate is so high and why the replacement patch is much larger.

Motion to approve the pathway repair and sealcoating by Dominion Paving for \$26,269.  
Morton/Tunder Vote: 5/0/0

##### **C. Reserve Investments**

For the General Reserve Account: A \$50K CD will mature on 6/29/16. Management recommends leaving \$56,547.71 in the MM account and transferring \$50K into a 2020 CD to continue laddering the funds.

For the Recreation Reserve Account: management recommends leaving \$18,747.24 in the account and investing \$20K into a 2019 CD and \$30K in a 2020 CD to continue laddering the funds.

Motion to transfer \$50K from the General Reserve Account into a 2020 CD, and to invest Recreation Reserve Account funds of \$20K into a 2019 CD and \$30K in a 2020 CD to continue laddering the funds. Morton/Tunder Vote: 5/0/0

## **VI. NEW BUSINESS**

### **A. Landscape Maintenance**

The weeds are getting out of control. The strips of grass between the street and sidewalk sometimes don't get mowed and the circles are being forgotten. The easement area around Bel Aire has been forgotten sometimes. Branches are left for multiple weeks. The second city streetscape tree on the right side of Bel Aire has broken branches that will fall soon.

Action: Nancy will contact Classic to have them weed treat and point out the missing mowed areas and let the city know about the broken branches.

## **VII. OLD BUSINESS**

### **A. Wrong Color House**

Nancy will send the address to the board so they can look at the house for review and a decision of next steps. There is another house that is the wrong color that has been accepted over the years. They would like to be more consistent. Some items were already voted on so they cannot be brought up again as an issue. There are a few properties that had until April 2016 to finish some painting work. They need to be rechecked now. Some discussion of next steps. Inspections will be done in May.

Action: Nancy will send the wrong color house address to the board for their review.

## **VIII. ADJOURNMENT**

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:15 p.m.

Motion to adjourn the meeting at 8:15 p.m. Tunder/Morton Vote: 5/0/0

Respectfully submitted,

Liz Van Brunt  
Recording Secretary