

Taskers Chance HOC, Inc.  
Regular Meeting Minutes  
June 16, 2016

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on June 16, 2016 at 7 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  
Renee Henning, Recording Secretary

1 resident

**I. CALL TO ORDER**

Mr. Horacio Rodriguez, President of Taskers Chance HOA called the regular meeting to order at 7:10 p.m. with a quorum present.

**II. MINUTES**

Motion to approve the April 21, 2016 meeting minutes as presented. Morton/Tunder  
Vote: 7/0/0

**III. HOMEOWNER OPEN FORUM**

**A. Landscaping and Road Obstruction** - Several concerns were brought to the attention of the board concerning some overgrown trees, bushes and shrubs that are obstructing the safety along the roads and pathways within the community.

Along Lindfield Dr. (near the Bexhill Dr. intersection), there is an area where a home has too many cars parked in the road in addition to some shrubs and trees that have overgrown and blocked visibility for drivers.

A pine tree is overgrown by the intersection of Dulaney Mill Dr and Bell Aire Ln and is blocking visibility for turning.

A black pine on Schaffer Dr is dead and is being observed, but residents are asking for it to be cut down.

Several of the limbs along Bel Aire Ln need to be trimmed back.

There are numerous residents who have voiced concern about the trees along the Heathfield Dr parking lot. Several are dead or leaning over the parking spots, it is causing issues with parking. Some may need the city arborist's approval or consultation in order to remove or trim, some of the trees are historical or conservation.

There are other potential landscaping needs and upgrades along Shookstown and Storrington. There are some areas where the grass, bushes and/or trees are in need of trimming.

The city has not put a stop sign at the pool parking lot exit and it could cause an accident.

The board is concerned about the future development along Baughmans Lane; the traffic due to new businesses will cause more traffic complications for the community and there is concern that having no stop light at the Key Pkwy intersection will be hazardous.

A board member commented that the mulch job done earlier this year did not look like it was done very well. Although there may have been theft and too much rain, they would like it to be noted for next year that they would like to see a better mulching job.

The board discussed where the trees and shrubs belong to the HOA, Management will get a quote from the landscaper on trimming or removing. If they are the property of the homeowners, the homeowners would need to trim. Where the trees belong to the city, they will be contacted and asked to trim them. Concerning too many cars parking in the roads, residents were encouraged to call Code Enforcement.

Action: Nancy will get a quote from Classic on trimming and/or removing some of the trees and bushes that could obstruct the roads and pathways and contact the city about the trees belonging to them. She will also contact the city about the missing stop sign at the pool exit.

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

##### **A. Landscaping Proposals**

The Landscape Committee has approved installing two new beds, one will be located on a small berm along Schaffer and one along Bel Aire across from the pool house. There are some concerns about the details and a need to clarify with Classic prior to approving. The necessity of the beds being added at this time and the type of plants that should be used was discussed.

Motion to approve the proposal once the landscaping committee gets more clarification about the design.

Ezzati/Morton

Vote: 3/4/0

**B. Pool Matters**

Continental Pools completed the required opening repairs and the pool passed the health inspection. There were some areas in the floor of the pool that will more than likely need future repair and will be revisited once the season is over. There are a few lights that are dim or out and will be replaced. The life guards have been very attentive and professional, handling the pool safety very well and a good amount of guest passes have been purchased. There have been some issues of renters not receiving their registration information prior to the season from owners. The board encourages renters to reach out to the owners for the appropriate documents.

**C. Tot Lots**

It appears that some of the tot lot's wood fiber surfacing is in bad shape. Usually they are updated every 4 years, the last was in 2012. The board discussed that wood fiber would be safer than mulch.

Action: Nancy will have all of the 7 tot lots evaluated, see how much each one needs to be filled and provide an estimate.

**V. EXECUTIVE SESSION**

**A. \*\*\*\*\*** – They are asking for a reduction of wage garnishment.

Motion to reject and proceed with wage garnishment action. Tunder/Morton  
Vote: 7/0/0

**B. \*\*\*\*\*** - Foreclosed in 2009 and has been at the attorney's office. The judgement continues for 12 years regardless. Management suggests they run credit report every 2 years and take it off the books.

Motion to write off the balance to bad debt, but maintain credit reports every two years.  
Ezzati/Tunder Vote: 7/0/0

**C. \*\*\*\*\*** Had been fined because of maintenance. They asked for the fine to be waived because they completed the work. Board had decided to waive half of the fine. They are now stating they didn't receive anything other than the last fine notice. Management suggests that the guidelines be changed to no longer state that notices will be sent certified mail due to the large quantity of notices sent per year.

Motion to update the guidelines to no longer state that notices will be sent via certified mail.  
Tunder/Ezzati Vote: 7/0/0

Motion to waive the \$62.55 fine.                      Glaser/Tunder                      Vote: 5/2/0

**IV. NEW BUSINESS**

**A. Clubhouse Repairs**

The windows, doors, roof and the outside siding around the clubhouse meeting room need to be fixed and updated. There is some rotting. The pergola seems to cost too much considering the cost to maintain and fix it over time, it would be worthwhile to look into replacing it with something else. The board determined that they would look into different options and have some estimates at the end of the pool season.

Action: Nancy will begin the process of looking into repair or replacement options and ask for an estimate.

**VII. ADJOURNMENT**

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:44 p.m.

Motion to adjourn the meeting at 8:44 p.m.                      DeHaven/Tunder                      Vote: 7/0/0

Respectfully submitted,

Renee Henning  
Recording Secretary