

Taskers Chance HOC, Inc.
Regular Meeting Minutes
October 20, 2016

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on October 20, 2016 at 7 p.m.

Present:

Mr. Horacio Rodriguez, President
Ms. Belinda Morton, Vice President
Ms. Shauna Tunder, Secretary, left at 8:34 pm
Mr. Brian DeHaven, Treasurer
Ms. Sharon Glaser, Director
Ms. Sue Ezzati, Director, arrived at 7:29 pm

Absent:

Mr. Brian Schmitt, Director

Others Present:

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

See the sign in for list of residents

I. CALL TO ORDER

Mr. Horacio Rodriguez, President of Taskers Chance HOC called the regular meeting to order at 7:03 p.m. with a quorum present.

II. HOMEOWNER OPEN FORUM

A homeowner has been getting complaints of guest traffic and household member traffic as they return from working late at night. He also received complaints of having plastic toys left in his yard from his grandkids. He was informed that if a yard backs up to a common area the items on the lawn need to be put away when not in use.

Some other houses have left items out in their yard that are debris. Any such issues should be sent by email with photos to Nancy at Vanguard. It was noted that trash bags can't be left out because the pickup is an automated arm that can only pick up the designated cans.

Business trucks have to park on a city street. They aren't supposed to park there more than 2-3 days. Some even work on the truck engines while they are in the street and it's dangerous. Trailers can't be parked in the community although they can be on a city street if it is attached to a truck and moved at least every 2-3 days. Parking on the sidewalk is illegal and the police can be called.

Parking is an issue at Lavenport. Some vehicles are disabled but have been there for weeks. Some discussion of what the security patrol does. The police don't mind being called often – that is how they know what is going on and going wrong.

There is a Neighborhood Advisory Council (NAC) meeting next Thursday (4th Thursday of every month at 7 p.m.) and all the community is invited. It is a good opportunity to work with the community and the city. 301-600-2100 is the non-emergency police number.

The City of Frederick website has a place to report potholes.

A question was raised about parties and parking. There are limits and there are many signs. When parties are too loud, or long, neighbors can call the non-emergency number.

ADT signs have been stolen and there is a scam where nicely dressed folk offer to upgrade the system, get the owners code and give them a sign and now know the code – they never do an upgrade. Writing your address on the ADT signs helps reduce their disappearance. There is a no soliciting in the neighborhood.

It was reiterated that for Halloween a porch light on means kids can knock. If the light is off they should not knock. Trick or Treating is from 6-8 p.m.

III. MANAGEMENT REPORT

A. Annual Meeting

Since quorum (430) was not met to hold the annual meeting the annual meeting will be held November 17, 2016 and those present in-person, or by proxy, will constitute quorum.

B. Grounds Maintenance Contract Renewal

Dave Geis, Classic Landscaping, spoke about the landscaping contract proposal for the 2017-2019 seasons and is requesting a 3% increase for 2017 and a 1.8% increase for 2018 and 2019. He explained the estimating process for labor and materials. Estimates hadn't been analyzed for a few years so their profit margin was much too low. The requested increase will help align the services better. The community has changed as have the bed spacings. Many are larger and there are more plants to maintain. The gross volume amount in the contract is better distributed across the services they provide to Taskers Chance.

A question was raised about using 6 inch pots of annuals instead of 4 inch which may work out as an equalized option – fewer plants would be needed. A comment was made about how the landscape company trucks need to pull forward more at Key Parkway to be safer for turning cars. They also need to not park at the clubhouse during pool season. Tree pruning is handled outside of the main landscape contract. It could be better managed by having Dave and the landscape committee tour the property to look for issues a little more often. Ash bore is becoming a problem for a lot of communities. The community could be looked at in sections or quadrants in order to manage the tree loss and planting of new ones. This will help with budgeting. The board agrees with this plan. This will take some years.

Classic does not trim the weeds around the vinyl fences. That is the homeowners' responsibility. If a common area tree has branches over a homeowner's property the homeowner is allowed to trim those branches.

Action: the landscape committee want to ask for a raise from the suggested \$3,000 credit for work to the \$4,000 credit they had in the past.

Motion to accept Classic's landscaping contract as presented, with a request for the \$3,000 credit for work to be raised to \$4,000. Ezzati/Morton Vote: 6/0/0

C. Snow Clearing Contract

The prices remain the same as last year and they know where to do the work.

Motion to accept the Classic snow clearing contract as presented. Ezzati/Morton
Vote: 6/0/0

D. Pool Management Contract

Ratify the email approval vote of Continental Pools as the pool management company for two years. The board would like to have the pool remain open throughout August at full time hours due to the recent school board delay of school opening until after Labor Day. There is an additional cost to keep the pool open longer.

The rules will add that there will be a warning ten minutes before closing so those who plan to shower do so before the 9:00 closing. It was clarified that people can get updated photos of their children for the pool pass every few years without cost. Not each year though.

Some chairs need restrapped. The pool rest time may be revisited next season.

Motion to ratify the email approval vote of Continental Pools as the pool management company for two years and to stay open longer if the school opening is extended.
Morton/Tunder Vote: 6/0/0

Motion to approve the \$631 for pool chair restrapping. Ezzati/Morton Vote: 5/0/0

E. Maintenance Inspection Hearings

*** Lavenport Circle – trim needs repair and paint around windows. A thirty day extension is requested and approved.

*** Lavenport Circle – the repair was made and the shingles don't match yet due to aging. She brought photos.

*** Lavenport Circle - the repair was made.

*** Lavenport Circle - Requested and received an extension until October 31.

*** Penwick Circle – the weeding and window repair has been done. It will be rechecked.

Quails Nest is still being worked on and will be rechecked.

** Whiskey Creek Circle – tree trimming was done in August but they are still getting letters. Belinda will look at the tree with the homeowner at a convenient time. The neighbor's tree is quite overgrown as it the one at ** – a currently foreclosed house.

Motion apply the standard fines for the various violations for the no-shows; and those who received extensions will be reinspected. Ezzati/Morton Vote: 5/0/0

F. 2017 Operating Budget Approval

A reserve study was done in 2007 and the reserves are in good shape. The board would like to have an updated study using the same company.

Motion to approve the 2017 operating budget as presented. DeHaven/Glaser Vote: 5/0/0

G. 2015 Audit

Ratify the email approval vote to accept the 2015 audit as presented. The capital contributions line item can be removed because it shows up in another, better place.

Motion to approve the resolution for equity adjustment as recommended by the Audit.
DeHaven/Glaser Vote: 5/0/0

Motion to ratify the email approval vote to accept the 2015 audit as presented.
DeHaven/Morton Vote: 5/0/0

IV. MINUTES

Motion to approve the June 16, 2016 meeting minutes as presented. Morton/DeHaven
Vote: 5/0/0

V. NEW BUSINESS

A. Wood Window Frames at Clubhouse

The wood is rotted as is the wood on the pergola. It needs replaced with non-maintenance materials or removed. If it is missed then it could be rebuilt. A railing could be put in at the raised area, or at least repaint the curb red. Another suggestion was to add a sitting wall or benches. The columns could be cut down for the railing or the hole could be filled in. It was suggested to replace the top windows with wall but it would actually cost more.

Tabled until given some suggestions of what to replace the pergola with.

B. Comment on Hearing

A homeowner stayed and discussed something he wasn't comfortable discussing with a particular tenant at the meeting. He explained that some information was incorrectly reported during a hearing and some neighbors who attended the hearing would have spoken up except they did not feel comfortable because the tenant was also in attendance. All residents are allowed at the HOA meetings. There was a renter who did not know the HOA rules. It was clarified that the homeowner is responsible to inform their tenants of the HOA

rules. The board recommended that any issues that are at the police level need to be called in. Noise, stripping and pot are criminal acts not HOA violations. Belinda will work on getting the homeowner's new address to contact them about the troubles. It was suggested to get tag numbers of cars that come and go frequently from a house when they are a nuisance.

VI. ADJOURNMENT

Motion to adjourn the regular meeting at 9:25 p.m. Ezzati/DeHaven

Vote: 5/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary