

Taskers Chance HOC, Inc.
Regular Meeting Minutes
November 17, 2016

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on November 17, 2016 at 7:00 p.m.

Present:

Mr. Horacio Rodriguez, President
Ms. Shauna Tunder, Secretary
Mr. Brian DeHaven, Treasurer
Mr. Brian Schmitt, Director
Ms. Sharon Glaser, Director
Mr. William Warehime, Director

Absent:

Ms. Belinda Morton, Vice President
Ms. Sue Ezzati, Director

Others Present:

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

4 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. MINUTES

Motion to approve the October 20, 2016 meeting minutes as presented. DeHaven/Tunder
Vote: 5/0/1 William abstained since he was not at the meeting.

III. PRESENTATION BY SHERIFF'S DEPARTMENT

Many people are leaving their cars unlocked so there have been many thefts from cars. Please lock your cars. Don't leave your garage doors open all day. The arrests have increased so the thefts have gone down, but they are still happening. Call the police whenever you are suspicious. The police are glad to be called. It helps them do their job and provide security. Also, if you go shopping place your packages in the trunk.

His other point was the rise in fatalities in car accidents. The use of seatbelts seems to be going down. Please buckle up and don't text and drive.

If you see reckless driving take down the license plate number and give it to the police.

A question was raised about loud noise and at what point should they call to report it. There is a non-emergency police number to use for this. They will prioritize the calls and issues and send someone out as soon as they can 301-600-2100 or 2102. For life threatening issues call 911.

A resident spoke about appreciating the emails are sent out from the sheriff's department. On the 4th Thursday of the each month are the NAC meetings. The next meeting is January.

IV. BOARD POSITIONS

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

Schmitt/Glaser

Vote: 6/0/0

V. HOMEOWNER OPEN FORUM

A resident commented that their neighbor is having parking issues in the townhouse area. He asked if there is any recourse against those who have a garage townhouse who still park in the spots. There are not enough spots for all people to have multiple spots per unit. When the basic rules are followed, such as moving them regularly, there is not much that can be done. Residents can always call/email Vanguard management and a letter can be sent, and even towing can be requested. One more drastic option would be to institute a parking pass and towing plan but this is costly and has a lot of administrative work.

Another resident discussed the amount of trash in the neighborhood. He is interested in having a few more trash cans in the community. He asked the city if they would install one and was told the spot he suggested was too difficult to get to install and then pick up the trash from. He also asked if the board have ever considered a pet waste system. There is a maintenance fee for this. Nancy shared the experiences of other communities who use the pest waste systems. There is often no real impact on the original issue. The board has looked into this but decided not to pursue it. Signs have helped create awareness. It's ok to turn people in and then management can send violation letters. It helps show that people are watching.

There was some discussion of the Park path extension that crosses Bel Aire Lane. This is an area that needs a pedestrian crosswalk and a curb cut. Right now it has a large drop off. The board will take some photos and then ask the city to look into it. This crosswalk area would be a good place for a trash can and it would have easy pick up.

VI. MANAGEMENT REPORT

A. Deferred Assessment Resolution

This resolution is recommended each year.

Motion to adopt the deferred assessment resolution as follows: 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.
Vote: 6/0/0

DeHaven/Warehime

B. Reserve Investments

Management recommends transferring \$50,000 from the General Reserve MM Account into a 2018 CD and \$40,000 into a 2021 CD to continue laddering the funds.

It also recommended investing \$30,000 from the Recreation Reserve MM Account in a 2020 CD and \$30,000 into a 2021 CD.

Motion to transfer \$50,000 from the General Reserve MM Account into a 2018 CD and \$40,000 into a 2021 CD; and to invest \$30,000 from the Recreation Reserve MM Account in a 2020 CD and \$30,000 into a 2021 CD to continue laddering the funds

DeHaven/Tunder Vote: 6/0/0

C. Reserve Study Update

Management recommends a new reserve study be completed in the spring once the pool has re-opened. Using the same company will keep the cost down because it would be an update rather than a whole new study. The cost is \$4,280. The reserves are in good shape but it is good fiscal responsibility to do a review. The auditors also recommend doing this every 5-10 years. The current costs and the lifespan of the common areas items would be updated in the study.

Motion to approve the reserve study update.

DeHaven/Tunder

Vote: 6/0/0

D. Clubhouse

The Pleasant Hills proposal for window and trim replacement does not recommend changing the design of the pergola as requested by the board. To simply replace it using PVC the cost would be \$3,200. The board suggested getting window tinting. Blinds will be considered for the top windows. They could be remote control.

Action: Nancy will find out costs for adding window tinting, or if it is even necessary with the new window type.

Motion to accept the proposal from Pleasant Hills for a total of \$12,850.84 to include the replacement of the pergola as proposed. To be paid from Reserves.

Tunder/Glaser Vote: 6/0/0

E. Concrete Work

JMR Concrete proposed \$4,375 to remove 224 square feet and install new sidewalk at Bel Aire Land on the farm side of the street

Motion to approve the concrete work as proposed by JMR Concrete. To be paid from Reserves.

Glaser/Tunder Vote: 6/0/0

Motion to close the regular meeting and move to executive session at 8:04 p.m.

Schmitt/Tunder Vote: 6/0/0