

Taskers Chance HOC, Inc.
Regular Meeting Minutes
February 16, 2017

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on February 16, 2017 at 7 p.m.

Present:

Mr. Horacio Rodriguez, President
Ms. Belinda Morton, Vice President
Mr. Brian DeHaven, Treasurer
Mr. Brian Schmitt, Director
Ms. Sharon Glaser, Director
Mr. William Warehime

Absent:

Ms. Shauna Tunder, Secretary
Ms. Sue Ezzati, Director

Others Present:

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

3 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 November 17, 2016 meeting minutes as corrected. Glaser/Warehime
Vote: 6/0/0

III. HOMEOWNER OPEN FORUM

A homeowner commented on a fence issue with a neighbor. The homeowner was glad for the fence which had reduced issues over mowing. The neighbor complained that animals get under the fence and in response the homeowner purchased white pavers that looked nice with her color scheme and put them up against the bottom fence opening. She came home to find them tossed into her yard. The board asked where exactly the property line is. Pavers right at the fence may be on the neighbor's yard since fences need to be some inches off the property line. The complaint is that the fence owner came on the resident's property

and moved her pavers and also that the bricks stick out from under the fence and can be a trip hazard. The only part that involves the HOA is the aesthetic part. The homeowner is looking for comment from the board on the brick color and fact that a variety of bricks are being used. The board commented that there are various colors of brick in the community. A question was raised about the neighborhood color scheme. The homeowner welcomes the opportunity to meet with the neighbor but commented that the neighbor has cancelled each time. The board agrees that the homeowner can have their white pavers at the fence line if they are on the homeowner's property. It helps keep weeds down and protects the fence from weed trimmers. The board asked if bricks were approved at the time of the fence approval – that is unknown. The homeowner does not want any bricks at this point although they are not on her property.

Another homeowner attended to see what the meetings are all about. He inquired about the common areas and natural area and who is responsible for those. In the nature area the HOA is not supposed to cut trees unless they become dangerous.

IV. MANAGEMENT REPORT

A. Pool Pass Distribution Material

The committee hasn't met yet. They will review the materials and let the board know of any changes. The board was asked to read ahead and send comments to the committee by email. The biggest change last year was adult swim time turned into lap swimming time and not everyone was satisfied. It is a board decision. There is no legislation required for this. The legal issue that kicked this off was a court case about age discrimination. A suggestion was raised to have a designated lap area or a splash free zone. A rest period can still be important. It could be a safety time. Another idea was to shorten the period to 5-10 minutes. The board discussed totally dropping a break and adding a 15 minute splash free zone. Some board members are uncomfortable having no rest period. Nancy pointed out that the lifeguards prefer a rest period. The committee will discuss this further.

The board will talk to the pool company about not closing the pool before 9 pm. The guards can give a 10 minute warning of the 9 pm closing at which point everyone needs to be off the property (not just out of the pool). This can be put in the rules.

B. Toll House Retaining Wall Bids

Bids are still being worked on. Nancy will send the final versions to the board when they are ready. There is often a lot of trash at the retaining wall and management will contract for cleanup. The gate on Belle Aire is often broken.

Motion to end the regular meeting and go to executive session.
Vote: 6/0/0

Morton/DeHaven

V. IV. NEW BUSINESS

A. Blown Around Trash

A note will be put in the newsletter to have a few neighborhood clean ups. A comment has been made about the number of feral cats. There are many around the city. The HOA can't be responsible for trapping.

V. OLD BUSINESS

There was no old business.

VII. ADJOURNMENT

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:25 p.m.

Motion to adjourn the meeting at 8:25 p.m.

DeHaven/Warehime

Vote: 6/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary