

Taskers Chance HOC, Inc.
Regular Meeting Minutes
April 20, 2017

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on April 20, 2017 at 7 p.m.

Present:

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

Absent:

Ms. Belinda Morton, Vice President

Others Present:

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

1 resident

I. CALL TO ORDER

Mr. Horacio Rodriguez, President of Taskers Chance HOC called the regular meeting to order at 7:06 p.m. with a quorum present.

II. MINUTES

Motion to approve the February 16, 2017 meeting minutes as presented. DeHaven/Ezzati
Vote: 7/0/0

III. COMMUNITY NEWS

The staff is arriving already. The pool is going to be inspected by health department soon. There are a few items that need small repair before that. Wes is the staffing director again this year. The board would like an announcement at 8:45 p.m. that says the pool will be closing at 9:00 and anyone wanting a shower has to be done and out of the pool area/locker room by 9:00 p.m.

IV. HOMEOWNER OPEN FORUM

There was a request that the landscaping company spray earlier for weeds. They are still spraying. If an area is particularly bad, homeowners are requested to contact Nancy at Vanguard.

V. MANAGEMENT REPORT

A. Landscape Improvement Proposals

The proposal #3930 is for screening beds (across from poolhouse) for \$7,398; proposal #3892 is for screening beds on right side of Schaffer for \$1,996 and #3879 on the Left Side of Belaire for \$738. If the side of Belaire will be opened for a road in the future then it is not worth making these improvements. The developer asked for an easement awhile back and the board denied the request. The board reviewed the site plans to determine whether a street or sidewalk will intersect with Belaire. It looks like a road will be built. The HOA will ask the city to have a four way stop at Mill House Run and Park Ridge Circle. It would be wise to wait for plantings until the new road is finished. The board is not planning to have the new community have use of the pool.

There are some issues with poor landscaping with plantings already in the ground. The idea of adding more plant material may not be advised if Classic can't keep up with what is already planted. A lot of pruning is needed.

It was suggested to put a larger amount for just maintenance and trimming in the landscape budget. Some discussion of the best amount to reserve for maintenance. Classic can give a proposal for costs of regular annual trimming. For 2017 the \$35,000 in the landscaping budget will be spent on just pruning and maintenance. There won't be extra planting. A proposed idea is that in 2018 there might \$10,000 from the \$35,000 that could be for new flowering bushes to replace items that are removed IF the snow removal doesn't go over budget. Perhaps after 4-5 years items could be added, again, depending on the winters and if the pruning and maintenance is better handled. But the priority for the next year or so is to better maintain what is already here. Old trees can be replaced with prettier trees. Proposals 3892 and 3879 will not be acted on.

Table the proposal 3930 until the potential road construction is done.

Action: Brian will make a copy of the site plans for the board members.

B. Pruning Proposals

A proposal was provided for the pruning of the leylands (4995) along the walking path between 1021 and 1023 Dulaney Mill Drive for \$1,891. Another proposal (5082) was for the hard pruning and thinning of the viburnum along the walking path near corner of Lindfield Drive and Bexhill Drive for \$958.

Motion to approve the two pruning work orders 4995 and 5082.

Ezzati/Tunder

Vote: 7/0/0

C. Toll House Retaining Wall

The board already approved by email the bid from Four Seasons Landscaping to remove the existing wood retaining wall and replace it with a new segmented block wall for a total of \$10,000. Four Seasons will be working with ECS engineering during the installation process.

Motion to ratify the email vote for the Four Season Landscaping wall to be paid from Reserves.

Ezzati/DeHaven Vote: 7/0/0

D. Rosehaven Entrance Monument

The monument will be similar to other monuments. The wall needs to be staked out for board approval before work starts. The landscaping will be added.

Motion to approve the Rosehaven entrance monument proposal from Artistic Masonry for \$13,630; with the staking out for board's approval before placement.

Tunder/DeHaven Vote: 7/0/0

VI. NEW BUSINESS

Power Wash

Squeaky Clean will be asked to power wash the entrance monuments and pool clubhouse after the pergola is installed.

VIII. OLD BUSINESS

Adult Swim Changes

The time is reduced to 10 minutes for a "rest period" Lap swimming will be allowed.

IX. ADJOURNMENT

There being no additional business for the Board to conduct at this time, the Board meeting executive session adjourned at 8:14 p.m.

Motion to adjourn the executive session at 8:14 p.m. Tunder/Ezzati Vote: 7/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary