

Taskers Chance HOC, Inc.  
Regular Meeting Minutes  
June 15, 2017

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on June 15, 2017 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  
Mr. William Warehime, Director

**Absent:**

**Others Present:**

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

1 resident, see sign-in sheet

**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 April 20, 2017 meeting minutes as presented. Ezzati/Tunder  
Vote: 8/0/0

**III. HOMEOWNER OPEN FORUM**

A resident commented about a cherry tree that has been dead for a year behind the Summerhill sign. The board commented that there is a list of trees to be removed this summer and it is probably on that list.

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

##### **A. Leyland Pruning/Homeowner Request**

There are some common area dead tree branches that were trimmed by the landscape company from the ground up and the missing branches on the homeowner's side now leave a big open space. A homeowner requested five shrubs be installed to act as a barrier for the foot traffic along the path. Any bushes that the board would approve would need to be planted on the HOA property. If they want bushes on their side they would have to pay for them and plant them. The homeowner asked the landscaper to not trim the rest of the dead branches that arch over on the homeowner's side. The trees have grown a lot over the years so it looks like are on the homeowner's property, but they aren't.

Motion to continue the trimming but on the HOA side only, we will not be planting any bushes for screening. Ezzati/Morton Vote: 8/0/0

##### **B. Pool Equipment**

The pool company said a new power vacuum is needed. The proposed one is faster which is better for the community. The water fountain also has to be replaced.

Motion to approve the purchase of the power pool vacuum and for Tri-County Plumbing to install a new water fountain. Water fountain to be paid from Reserves.

Ezzati/Warehime Vote: 8/0/0

##### **C. Greenspring Entrance Monument Repair**

A proposal was given by Artistic Masonry to repair the Greenspring monument damage. It seems someone may have driven into it.

Motion to approve the proposal by Artistic Masonry for the Greenspring entrance monument repair. Ezzati/DeHaven Vote: 8/0/0

##### **D. Lavenport Circle Landscape/Homeowner Request**

A homeowner wants the grass removed from the circle she parks at so the grass clippings won't be on her car when the landscaper mows. The board said it is common area parking and people park at their own risk.

#### **V. NEW BUSINESS**

##### **A. Pool Rule For Inappropriate Behavior**

In the pool rules there is a line item for handling verbal misbehavior. A line needs added that states any inappropriate or lewd behavior can be grounds for removal from the pool area by the lifeguards. This change can be made now and posted in the clubhouse. Horacio will talk with Bruce too. The rule will be distributed to the board for final approval. The lifeguards need to be empowered to enforce the rules.

**B. Foreclosed Home**

Someone is living in the foreclosed house at Bishopstone, and there are many violations. The board asked Nancy to write to the realtor about the list of items that need repaired so they can disclose them to the new owner, when there is one. The house should be by the purchaser although the inspector may not know about all of the HOA violations. Nancy will also report this to the City.

**V. OLD BUSINESS**

**A. Subdivision Sign**

There is a common plan for the neighborhood to have signs at the entrance to the subdivisions. There is a new Planning Board regulation that says only signs for the full neighborhoods can be posted. The board is planning to appeal to have Taskers Chance signs grandfathered in. An email with this request, including photos, has been sent to the full Planning Board. It would be helpful if the whole board would attend the next planning meeting to talk about this. One of the planning documents shows an approved sign for the new section. The community police NAC representative could write in about the value of the signs to the community security. The next planning meeting date and location is on their website.

**B. Clubhouse Blinds**

Mr. Warehime offered again to install Home Depot blinds for the meeting room at the Clubhouse. Some discussion of safety and liability. The old ones are being stored in the room. The blinds should be open during the day but can be closed to reduce glare when a meeting is in progress.

Motion for Bill to buy and install the meeting room blinds as proposed. Morton/Glaser  
Vote: 8/0/0

**VII. ADJOURNMENT**

There being no additional business the Board meeting adjourned at 8:14 p.m.

Motion to adjourn the meeting at 8:14 p.m. Morton/Tunder Vote: 8/0/0

Respectfully submitted,

Liz Van Brunt  
Recording Secretary