

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

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

Present:

Mr. Horacio Rodriguez, President
Ms. Shauna Tunder, Secretary, arrived at 7:12
Ms. Sharon Glaser, Director
Mr. William Warehime, Director
Ms. Sue Ezzati, Director
Mr. Brian Schmitt, Director

Absent:

Ms. Belinda Morton, Vice President
Mr. Brian DeHaven, Treasurer

Others Present:

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

10 residents – see sign in sheet

I. CALL TO ORDER

Mr. Horacio Rodriguez, President of Taskers Chance HOC called the regular meeting to order at 7:05 p.m. with a quorum present.

II. MINUTES

Motion to approve the October 19, 2017 meeting minutes as presented. Ezzati/Schmitt
Vote: 5/0/0

III. OFFICER ASSIGNMENTS

Motion to elect Horacio Rodriguez to president.	Ezzati/Glaser	Vote: 5/0/0
Motion to elect Brian DeHaven to treasurer.	Glaser/Schmitt	Vote: 5/0/0
Motion to elect Brian Schmitt to vice president.	Ezzati/Glaser	Vote: 6/0/0
Motion to elect Shauna Tunder to secretary.	Ezzati/Warehime	Vote: 6/0/0

IV. HOMEOWNER OPEN FORUM

A resident commented that the city placed ‘no parking’ signs in the Longacre Court section of the neighborhood that have incorrect directional arrows that now makes it so she can’t park at her own house. The city has not responded yet. The board recommended she use the online service request form.

Some discussion of the new homes that will be built and that Schaffer Drive will connect with Shookstown. The construction will probably start next year.

V. MANAGEMENT REPORT

A. Community Maintenance Inspection Hearings

Official letters will go out after re-inspection. It was requested that inspections be done earlier so the outdoor work can be done during warmer weather. The board also responded that extensions can be requested. Re-inspections can be done with a marking of what issues were resolved.

**** – broken garage door, landscape – there have been issues with this property for many years. There will be a re-inspection of the landscape items and grant an extension for the door repairs until May 1st.

**** **asked for an extension until May 1st to do the outdoor painting. Granted.

***** – the tenant did not show. The homeowner explained that the tenant has claimed to be physically unable to do the cleanup. An extension was requested through March 30th. Granted.

***** – 3 story bay window rotten wood and part of the front porch– the work is ongoing, along with roof repair. An extension is requested for May 1st. Granted.

***** – the work has been reported to be done. The board will re-inspect the property.

***** – missing shutters. Some other similar houses do not have shutters either so it seems to be a builder issue. According to photos presented, there doesn't seem to be enough room for shutters. There will be a re-inspection.

***** – painting trim around windows and fence. The contractor did not do the work yet but it will done 11/18/17. The yardwork has been done. A photo will be taken. A re-inspection will be done.

***** – painting – requested an extension to May 1st. Granted.

Homeowners need to respond by repairing and responding that the work was done or requesting an extension. No response is not acceptable and fines accrue.

Motion to continue with the fine amounts set in 2013. Fines will be based as: Major/Structural repairs fine = \$200, Cosmetics/painting fine = \$100, Landscaping/trash bins fine = \$25 for all the open items for homeowners who did not respond or attend the hearing.

Ezzati/Tunder Vote: 6/0/0

B. Deferred Assessment Resolution

This resolution is recommended each year by the auditors.

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

Schmitt/Ezzati

C. Trash Corral Gate Removal

The gates in the newer section of Tasker's View townhouse area trash corrals are recommended to be removed due to consistent damage and repair. The cost for Jet Services to do this is \$367. Greenspring corrals don't have gates and that works better. If it doesn't work out well then the gates can be replaced. They need replaced anyways so taking them off saves money. Jet Services cleans the corrals once a month. Some homeowners actually take responsibility for upkeep. The City of Frederick put big green cans in the corrals and that has helped a lot. The issue can be revisited after six months.

Motion to approve the removal of the Tasker's View trash corral gates until such time as the board decides to replace them due to other concerns.
Vote: 6/0/0

Tunder/Glaser

D. Homeowner Request – Basketball Goal

**** – there is basketball hoop that is left out on the street. It is a dead end for now. It has been there for years and there is not currently through traffic. Once the street is opened it will be too busy for kids to play on the street.

Schaffer Drive will be opened as a through road and the hoop will likely be in the way at that point in time.

Motion to approve the basketball hoop where it is currently stored and utilized.
Vote: 6/0/0

Glaser/Warehime

Motion to adjourn the general meeting and open in executive session.
Vote 6/0/0

Ezzati/Schmitt

VI. EXECUTIVE SESSION

A. Write off to Bad Debt

***** – the property foreclosed in April and has a new owner. It is recommended to write off the balance of \$2,029.52; or file a lawsuit with resulting legal costs of \$700 and a resulting gain of only \$774.95 if collected. The second option would not be worth the costs.

Motion to write off \$2,029.52 from ***** to bad debt.
6/0/0

Tunder/Glaser

Vote

VII. NEW BUSINESS

A. Holiday Decorations

Some lights should be strung up along the clubhouse with two regular evergreen wreaths on the doors. It will be very simple this year. Older lights can be checked and thrown out. Items that are working can be stored. Shauna is interested in buying items that will no longer be used.

VIII. OLD BUSINESS

There was no old business.

IX. ADJOURNMENT

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:29 p.m.

Motion to adjourn the meeting at 8:29 p.m. Tunder/Ezzati Vote: 6/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary