

Taskers Chance HOC, Inc.
Regular Meeting Minutes
August 16, 2018

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on August 16, 2018 at 7 p.m.

Present:

Mr. Horacio Rodriguez, President
Ms. Shauna Tunder, Secretary
Mr. Brian DeHaven, Treasurer
Ms. Belinda Morton, Director
Ms. Sharon Glaser, Director

Absent:

Mr. Brian Schmitt, Vice President
Rev. William Warehime, Director
Ms. Sue Ezzati, Director

Others Present:

Ms. Nancy Keen, Community Representative, Vanguard Management
Liz Van Brunt, Recording Secretary
Dave Geis, Ruppert Landscaping
Bruce Ramsay & crew, Continental Pools

2 residents

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 June 21, 2018 meeting minutes as presented. Tunder/Glaser
Vote: 5/0/0

III. COMMUNITY REPORTS

A. Landscaping

Dave and Sue drove the neighborhood to review various areas. Dave outlined some of the decline and over-growth of the trees as outlined in his proposal. They have been dying faster than was previously budgeted. A few items are in addition to the master plan. Not all trees will be replaced – sometimes because trees were planted too close together. A variety of trees will be planted so if a tree disease comes through it won't affect as many trees at one time. Screening will always be considered when replanting. There is a drainage issue

from one common area that affects a homeowner. There was a car accident that took out some bushes that were able to be replanted. With all the rain many plants along the walking paths will need trimmed back sooner than expected. Labor rates for this will be lower in the winter.

B. Pool

Bruce Ramsay and two staff members of Continental Pools reported on the pool season so far and outlined proposed repairs to be made this fall. Resurfacing the pool is the biggest item. The average plaster cycle is seven years. Such a large pool is very difficult to cover which would only extend the life of the plaster a few years. Storage of the cover would have a cost too. More chemicals are used to keep it clean when the plaster is in bad shape and those chemicals are hard on the surface. The cost for replacement is about 4% higher than it was when last done in 2012. The demo and prep would be done by Continental, and a specialty company would be brought in for the plaster installation. New skimmers are needed. Tile needs to be regouted. The baby pool pump may need replaced in the next season. It is suggested to add an automated chemical controller. This could be a help pre-season and also during the whole summer. Some discussion of the pool operation contract. They offered a three year contract. The summer of 2020 will be longer by one week of service which explains the 5% cost increase. Each year goes up by 1%. For 2020 the hours could be shortened, or only be open the last few weekends. Some discussion of changing pool hours to reduce costs.

Action: The board asked Continental to get a quote for a pool cover and include labor for installation and storage costs.

Action: The board requested a spec sheet for the automated chemical controller.

IV. HOMEOWNER OPEN FORUM

A resident asked if there will be a weed spray this fall. It will happen before the end of fall, as long as it doesn't rain too often. Some traffic circles have trees that are hanging down very low. Management made note so they can let Ruppert know.

A resident asked if any spray happens for bugs. The city DPW does some spraying for bugs. They usually send out notices. There was comment about the skunks that are very difficult to chase away. It was suggested that they can be trapped.

V. MANAGEMENT REPORT

A. Landscape Proposals

The proposal for the Tasker's View Townhouse area is \$7,602, Greenspring is \$5,061, the main areas of Bel Air, Key Parkway and the pool are \$15,446. The landscape committee worked to be conservative and to save money by planning where some tree replacements will happen. Most proposed work is within the master plan and fits in the budget.

Motion to approve the landscape proposals as presented. Tunder/Morton Vote: 5/0/0

Motion to approve the additional Penwick Circle drainage repair.
Vote:5/0/0

Morton/Tunder

C. Fall Pool Repairs

Continental Pools submitted a proposal for pool repairs with a 10% discount if they are done in the fall. Some discussion of a pool cover. It does not seem to be realistic since the pool is so large. If pool repairs are made by another pool company there often isn't a warranty since that same company is not the one to do maintenance.

Motion to approve the plaster and other repairs as proposed by Continental, except to not replace the wading pool pump (#8) yet and to apply \$4,000 of capital improvement for the automated chemical machine, with the other items to be paid from reserves.

Morton/DeHaven Vote: 5/0/0

Action: Nancy will note the pool cost changes that need made in the reserve study.

D. Pool Management Renewal Contract

The summer of 2020 will have an extra week between Memorial and Labor Days. The pool is cold in May so it was suggested to open the pool one week after Memorial weekend to keep that season's pool costs equal to the other years.

Motion to accept the three year pool management contract with Continental Pools with a one week later opening in 2020 (open May 30, 2020) to bring the cost down to just 1% increase each year.

Morton/Tunder Vote: 5/0/0

Action: Nancy will find out the cost difference if the pool opens one week later in 2020.

E. 2019 Draft Operating Budget

There will be a 2% increase due to reserve and contract costs which brings the totals to \$58 for single family homes and \$66 for townhouses.

Motion to approve the 2019 draft operating budget to be distributed to homeowners by postcard with a link to the budget online and a link in the newsletter.

Morton/DeHaven Vote: 5/0/0

VI. ADJOURNMENT

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:55 p.m.

Motion to adjourn the meeting at 8:55 p.m. Morton/DeHaven

Vote: 5/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary