

Taskers Chance HOC, Inc.
Regular Meeting Minutes
June 20, 2019

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on June 20, 2019 at 7 p.m.

Present:

Mr. Horacio Rodriguez, President
Mr. Kyle Mulcahy, Director
Mr. Brian Schmitt, Secretary
Mr. Brian DeHaven, Treasurer
Ms. Sue Ezzati, Director
Ms. Sharon Glaser, Director

Absent:

Rev. William Warehime, Director
Ms. Shauna Tunder, Director
Ms. Belinda Morton, Vice President

Others Present:

Ms. Nancy Keen, Vanguard Management, Community Representative
Liz Van Brunt, Recording Secretary
Dave Geis, Ruppert Landscape

2 residents

I. CALL TO ORDER

Mr. Horacio Rodriguez, President of Taskers Chance HOC called the regular meeting to order at 7:01 p.m. with a quorum present.

II. MINUTES

Motion to approve the April 21, 2019 meeting minutes as presented. Ezzati/Schmitt
Vote: 6/0/0

III. COMMUNITY REPORTS

A. Ruppert Landscaping

Dave Geis spoke about the information gathered on a recent neighborhood landscape review held with some board members. There are some common areas where grass won't grow for a variety of reasons. These can become mulch beds. Some dying junipers need to be removed. Some trees are dying faster than they are being replaced. There are areas where erosion spreads mud across the sidewalks when it rains hard.

There is a four year plan of which we are two years in to it. Some issues found on the walk through are on the four year plan and some are new. The removal of dead plants could start now and the planting could happen in the fall when it is cooler.

IV. HOMEOWNER OPEN FORUM

A resident commented that the retaining wall that was replaced a few years back disturbed the ground more than expected and some areas are weedier and less grassy. The area can be sprayed more with weed killer.

A resident on Tollhouse spoke about a parking problem in her area of the neighborhood. The board responded that for cars parked on the street, residents need to have the police called since it is a city street rather than a HOA street. For HOA roads' violations the residents need to contact Vanguard Management directly.

A resident inquired if the meeting minutes are posted on the community website. They are, although only after being approved at the following meeting.

V. MANAGEMENT REPORT

A. Ratify Pool Filter Replacement

An email vote was held to approve a repair for the pool filter that failed under pressure and cracked on Friday June 7. The filter and flanges were replaced at a cost of \$6,600. The pool was open again on June 8 by 5 pm.

Motion to ratify the email approval to pay for the pool filter repair from Reserve Funds.

DeHaven/Ezzati Vote: 6/0/0

B. Tot Lot Surfacing

Playground Specialists and PlayMark submitted proposals for tot lot safety surfacing. It has been a few years since they have been refilled. There are funds in capital improvements and some excess operating funds that can be used for this.

Motion to approve the proposal for tot lot surfacing by PlayMark. Ezzati/DeHaven

Vote: 6/0/0

C. Summer Hill Storm Water Fence Repair

Frederick Fence Co. submitted a proposal to repair 40 feet of chain link fence located behind Lindfield Drive for \$983.

Motion to approve the fence repair proposal from Frederick Fence Co. Ezzati/DeHaven

Vote: 6/0/0

Motion to close the regular meeting and move to executive session at 8:45 p.m.

Ezzati/Mulcahy Vote: 6/0/0

A. Landscaping Improvements

The board would like Dave to update the four year plan. The dead junipers that won't be replaced can be removed very soon. This year the schedule includes "Area C" in the third phase. There are some critical trees that need removed due to safety concerns. There is a city tree that is lifting the sidewalk along Key Parkway.

Some dead plants are under warranty, but it is a cost saving if that work is done at the same time as other landscaping plans are put in place.

Action: Horatio will summarize the suggested costs covering Area C, junipers, dead trees and some of the noted dead grass areas

Action: Management will let the city know about the uneven sidewalk along Key Parkway due to the city's tree roots.

Tabled until more analysis of cost and timing is done.

B. Homeowners Landscaping Concerns

Some residents reported some dead trees. One tree in a parking lot is split and is a potential hazard to vehicles. The board agrees that hazardous trees need to be removed. Some trees reported as dead are not considered hazardous. They will be taken care of when that section of the neighborhood is scheduled for work. There are four mailbox pad areas that need fixed. Two on Lindfield and two in Bexhill.

Motion to approve the repairs of the mailbox pads and surround on Lindfield Drive and Bexhill.
Ezzati/Glaser Vote: 6/0/0

Motion to approve the removal of the two Cavenrock Court ash trees that were reported as hazardous. Ezzati/Glaser Vote: 6/0/0

Motion to approve the removal of the tree pushing on the fence at 1024 Bexhill and the removal of the dead pines. Ezzati/Glaser Vote: 6/0/0

Action: Nancy will inform the homeowner that there may be damage to the fence during the tree removal.

C. Monument Entrance Landscape Redesigns

Work needs to be done at the three main entrance beds on Key Parkway.

Action: The costs for these will be reviewed with the other landscape ideas for the final approval in August.

Tabled until more analysis is done.

VI. NEW BUSINESS

A. Audit Approval

The Audit mentioned the delinquency rate, which all communities have to deal with, that Taskers Chance is working on with lawyers. The excess funds are higher than normal but that helps balance against the delinquencies.

Discussion tabled until the board reviews the audit in the next week or so.

VIII. OLD BUSINESS

There was no old business to discuss.

IX. ADJOURNMENT

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:45 p.m.

Motion to adjourn the meeting at 8:45 p.m.

Ezzati/Schmitt

Vote: 6/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary