

Taskers Chance HOC, Inc.
Regular Meeting Minutes
August 15, 2019

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on August 15, 2019 at 7 p.m.

Present:

Ms. Belinda Morton, Vice President

Ms. Sue Ezzati, Director

Mr. Brian DeHaven, Treasurer

Ms. Sharon Glaser, Director

Rev. William Warehime, Director

Mr. Kyle Mulcahy, Director, arrived at 7:12 pm and left at 8:30 pm

Absent:

Ms. Shauna Tunder, Director

Mr. Brian Schmitt, Secretary

Mr. Horacio Rodriguez, President

Others Present:

Ms. Nancy Keen, Vanguard Management, Community Representative

Liz Van Brunt, Recording Secretary

Bob and Nick, Continental Pools

7 residents – see sign in sheet

I. CALL TO ORDER

Ms. Belinda Morton, Vice 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 June 20, 2019 meeting minutes as presented.

DeHaven/Warehime

Vote: 5/0/0

III. COMMUNITY ISSUES

The Continental Pool representatives spoke about the necessary pool repairs. They explained that a new AFM (Activated Filter Material) system has been designed that needs much less maintenance and uses a Dr. Dryden negatively charged glass media. The glass never wears out or changes shape so it doesn't need replaced. It was developed by marine biologists. It is also possible to use less chlorine with this product. There will be repairs made once all tanks are emptied out. This will help remove the sand that ends up in the pool. Such filter systems were installed in North St Johns Swim and Tennis Club and about four pools in Arlington, Virginia.

IV. HOMEOWNER OPEN FORUM

A resident commented that she has reported parking issues. An email went out to 1,457 email addresses which cover the 724 homes explaining parking regulations and issues recently. In the email system it can be seen how many emails were opened and most were. There is a cost to send out a flier both for printing and postage. It was suggested to put a flyer in with the bill. The board suggested that residents come to the NAC meetings at 7 p.m. in the clubhouse on the 4th Thursday of each month to speak directly to the police about these and other issues. The detailed information from the recent email can be posted on the website. The mailing of the budget can include the parking information. Once a car has been ticketed it can be towed. It was recommended that residents get the name of the officers who respond to the calls, especially if they only place a notice rather than a ticket.

A resident on Featherstone spoke about the trash issues and how the neighborhood is supposed to be moving to cans and away from the corrals. There are cats, raccoons and opossums ripping into bags left in the trash areas. The smell is intense. Jet Services cleans the corrals once a month. Some areas need to be cleaned more often. Jet is called whenever a resident calls about a mess that needs cleaned up.

Some trash corrals will be removed. The board will get bids for removal and then the process can begin. Notice has to be given to all homeowners and coordination will happen with the trash companies. A sign will be placed on the structure and no cans will be there. The sides and back wall will stay since they act as a privacy fence for the nearby neighbors. Time will tell whether all the walls need to be removed. The board may consider landscaping these areas to discourage trash collection.

A resident asked about parking notices that are distributed. There are commercial vehicles that are always parked in the neighborhood, especially on Schaffer. The police can be called for ticketing and towing.

A resident inquired about what should be done with the yard waste they collect. Yard waste must be put in brown yard-waste paper bags and set by the trash corral on Fridays for pickup. Branches need to be cut to 3 foot lengths and tied together. Leaves need to be raked up and put into brown paper bags. They can no longer be piled at the street for the city to pick up. This is new this year.

Action: Have Jet Services clean the troublesome corrals every two weeks.

V.

VI. MANAGEMENT REPORT

A. Landscape Proposals and Monument Entrance Redesigns

In order to schedule fall installation a decision needs to be made soon. Many urgent items were handled already. A separate special meeting could be held as soon as Horatio prepares a spreadsheet that outlines all of the proposed and necessary landscape items across the four year plan.

Tabled until a spreadsheet is prepared and a special meeting is held.

B. Fall Pool Repairs

See discussion above.

Motion to approve the Continental Pools fall pool repair proposal to include changing out the filter system to the new glass media to be paid from Reserves.
DeHaven/Mulcahy Vote: 6/0/0

C. Draft Budget for 2020

At the upcoming October 17 board meeting comments from homeowners will be discussed. The typical cost increases for vendors and management were discussed. There is some surplus, and some bad debt that needs expensed. There are some major landscape improvements upcoming in fall and 2020.

Motion to approve the draft budget for 2020 and to mail postcards to the homeowners to remind then to review the budget on the community website DeHaven/Mulcahy
Vote: 6/0/0

D. Tasker's View Trash Corrals

The city installed No Parking signs along Bel Aire to reflect no parking on Fridays 4:00 a.m. to 12:00 p.m. Hopefully this will resolve the issue of vehicles blocking the trash corrals.

E. 2018 Audit Approval

The audit was approved by email.

Motion to ratify the 2018 audit approval that was made by email. Ezzati/Glaser
Vote: 6/0/0

I. NEW BUSINESS

A. Surveillance Sign at Clubhouse

The surveillance sign is falling down. The front window in the storage room needs fixed so it closes and locks.

B. V. OLD BUSINESS

There was no old business for discussion

C. VII. ADJOURNMENT

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:35 p.m.

Motion to adjourn the meeting at 8:35 p.m. Warehime/DeHaven Vote: 5/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary