

Taskers Chance HOC, Inc.  
Regular Meeting Minutes  
October 17, 2019

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on October 17, 2019 at 7 p.m.

**Present:**

Mr. Horacio Rodriguez, President  
Mr. Brian DeHaven, Treasurer  
Ms. Sue Ezzati, Director  
Ms. Sharon Glaser, Director  
Rev. William Warehime, Director  
Mr. Kyle Mulcahy, Director (7:35 arrival)

**Absent:**

Mr. Brian Schmitt, Secretary  
Ms. Belinda Morton, Vice President  
Ms. Shauna Tunder, Director

**Others Present:**

Ms. Nancy Keen, Vanguard Management, Community Representative  
Jill King, Recording Secretary

3 residents

**I. CALL TO ORDER**

Mr. Horacio Rodriguez, President of Taskers Chance HOC called the regular meeting to order at 7:04 p.m. with a quorum present.

Annual Meeting Update: November meeting will be the 2nd attempt for annual meeting as there was not a quorum of the community for the 1st attempt. Proper notice will be posted as required.

**II. MINUTES**

Motion to approve the August 15, 2019 meeting minutes as presented. Ezzati/Warehime  
Vote: 5/0/0

**III. HOMEOWNER OPEN FORUM**

No resident comments.

**IV. MANAGEMENT REPORT**

**A. Ratify Board Approval of Landscape Enhancement Projects**



Motion to allocate \$50,000 of two maturing CDs in the General Reserve Account into a 2021 CD and \$50,000 into a 2023 CD to continue laddering the funds. DeHaven/Glaser  
Vote: 5/0/0

### **G. 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 or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion. DeHaven/Warehime  
Vote: 5/0/0

### **H. Taskers View Trash Corrals**

Horacio Rodriguez and Management met with Zachary Fleagle, Superintendent of Frederick City Sanitation to discuss the issues with the trash corrals in Tasker's View. In response, the City installed "No Parking" signs along Bel Aire Land to reflect no parking on Fridays 4:00 a.m. - 12:00 p.m. The city is willing to remove the trash corrals and switch to curbside pickup for these townhomes. Management received three proposals for removing the front wall of the corrals.

Management requested the legal opinion about installing surveillance signs in these areas. The attorney recommended wording that states "Area is video tape recorded for evidence purposes. Surveillance is not for security purposes."

Action: Horacio to call Zach Fleagle (city contact) to find out if there continues to be homeowner complaints and wait for more homeowners/board members present to decide on removal of trash corrals. Eighty percent of homeowners that responded to a survey did not want to get rid of them and start having curbside removal service. (145 surveyed, 25 responded)

Action: Nancy Keen to provide survey example, Horacio Rodriguez to issue new survey, omitting the homes on the end circles who already have curbside collection. Discussion about plans survey wording such as "Plans to remove the trash corrals in the near future and potentially repurpose the corral areas. If you are against this change, please provide your reply by xx/xx/xx along with your reasoning to allow them to remain."

Action: Nancy Keen to ask Zach Fleagle what other HOAs have done once corrals have been removed.

### **I. Maintenance Inspections Discussions:**

Maintenance Inspections discussions w/residents present to provide updates on status/completion of their follow-up.

- 1.) Homeowner – Sashes on Windows have not been repaired. Extension given until Thanksgiving due to family circumstances.
- 2.) Homeowner – Fence painting, section repaired. Completed
- 3.) Homeowner - Power washing front of house Completed. Weeding needed – tenants told to keep this property clean. Inspector will check.

4.) Homeowner– Weeding/yard clean-up has been completed.

For the homeowners that did not provide proven corrective action, nor come to the meeting to share updated status on their property, fines will be assessed.

Motion to apply fines to those residents who did not provide updates prior to the meeting or who were not represented at the meeting to provide proven corrective action to the board regarding their maintenance inspection follow-up. The board will notify these owners of fines in the order of \$25 for minor landscaping outages (weeds, tall grass), \$50 for minor repairs (screens, piles of debris), \$100 for major repairs (painting, replacing rotten wood, missing fence sections) or \$150 for removal of trailers on property, etc.. Ezzati/Mulcahy Vote: 6/0/0

## **V. NEW BUSINESS**

### **A. Holiday Lights**

Sue Ezzati request that holiday lights be placed on the front peak of the clubhouse and also on 2 sides (including the steeple) and include a large wreath w/red bow for 2019.

Action: Horacio to provide 36” wreath, Sue to provide the bow. Request for Jeff to buy new lights so all are matching.

Motion to have lights on three sides of the clubhouse and large wreath w/bow at the front, as well as approval to buy all new lights for the area described. Ezzati/Warehime  
Vote 6/0/0

### **B. Removal of Dead Tree on Bel Aire**

A large pine tree on Bell Aire is dead. Estimate is \$850 to remove and replace with a red dogwood for \$250.

Action: Sue to coordinate and mark the location for a new dogwood.

Motion to approve the removal of the dead pine on Bell Aire and replace it with dogwood as quoted, for \$1100. Ezzati/Warehime Vote 6/0/0

### **C. Christmas Party date:**

The date for the volunteer party is Thursday, Dec 12: Happy Hour 6pm, Party at 7pm.

Action: Horacio to make reservations.

## **V. OLD BUSINESS**

There was no old business.

## **VII. ADJOURNMENT**

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:32p.m.

Motion to adjourn the meeting at 8:32 p.m.

Ezzati/Mulcahy

Vote: 6/0/0

Respectfully submitted,

Jill King  
Recording Secretary