

Taskers Chance HOC, Inc.
Regular Meeting Minutes
February 20, 2020

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on February 20, 2020 at 7 p.m.

Present:

Mr. Horacio Rodriguez, President
Ms. Belinda Morton, Vice President
Mr. Brian Schmitt, Secretary
Ms. Sharon Glaser, Director
Mr. Kyle Mulcahy, Director

Absent:

Rev. William Warehime, Director
Mr. Brian DeHaven, Treasurer
Ms. Sue Ezzati, Director

Others Present:

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

9 residents

I. CALL TO ORDER

Mr. Horacio Rodriguez, President of Taskers Chance HOC called the regular meeting to order at 7:06 p.m. although there was not a quorum present. Mr. Mulcahy arrived at 7:12 and then quorum was met.

II. COMMUNITY ISSUES

A Continental Pools representative spoke about the raise in minimum wage that they are passing on to the pool communities without any upcharge or overhead fees. As far as pool repairs they will recycle the water rather than drain and clean to keep the white coat under water which is the best treatment for the white coat. The potential leak seems to be within the skimmer network after some tests were done. There is a leak at the fill spout. Some electrical items need addressed. Work on these items will happen in late March or early April. Opening day may be Memorial Day weekend or one week later – depending on the contract and what was quoted. The new glass filtration system will keep the water much clearer. The board reminded Continental that all the doors in the club house should be locked at all times when the building is unoccupied.

Action: Nancy will find how many weeks the final pool contract cost covers since this season is one week longer in 2020.

III. MINUTES

Motion to approve the November 21, 2019 meeting minutes as presented.

Morton/Schmitt Vote: 5/0/0

IV. HOMEOWNER OPEN FORUM

A resident commented that she has frequently complained about the trash corral next to her house. There are wild animals, large pieces of furniture and the smell in the summer is really bad. The corrals are cleaned monthly. In order to send a survey to that section of the neighborhood this issue has to be presented to the city before distributing it. The city has mandated trash corrals and to make that change requires a lot of steps. The homeowner is very willing to knock on every door to get signatures or surveys. The board reminded the homeowners that contacting the city directly often works better than just the HOC. The more that homeowners speak with the city the more pressure there is to make things happen. There are 144 homeowners who use the corral. The city has asked for 50% homeowner approval in order to remove the corrals. The amount of trash will be the same and only picked up once a week curbside. The board encouraged residents to report who is putting inappropriate trash in the corrals – the reporter’s name will not be on the violation letter.

A resident mentioned that some “no bulk trash” signs are faded. It was suggested that the signs be in multiple languages. Much recycling is also placed in the trash corrals. The county sends fliers that explain what can be recycled. Recycling is also mentioned in the newsletter most every month.

Commercial and oversize vehicles have to be parked outside of the neighborhood. They cannot be parked on driveways.

Each house gets one bulk trash pickup a year. Homeowners have to call the City to request this.

A resident spoke about the ‘Ring’ doorbell community that reports the various events that happen almost every day. Video is captured and can be sent to the police. The board explained the process that the police use for tracking the incidents. All this information is gathered and used in arrests over time. If residents don’t call then the police then the police don’t know when and where incidents happen unless they are on property at the exact moment. People can log in to Ring.com even without the Ring doorbell. The police increase patrols for areas where they get the most calls. It is highly recommended for homeowners to have lights on in the front and back of housing units.

There is a streetlight at Swallow Pointe that is often out. It is not clear if it is faulty or if people damage it to turn it off.

There is no Neighborhood Watch in Taskers Chance anymore.

V. MANAGEMENT REPORT

A. Specialty Annuals Proposal

The community has often installed larger annual plants at the main entrance monuments and in the pool landscape bed. The board recommended that the annuals be included in the main landscaping contract and included in the master plan and annual budget.

Motion to approve the Ruppert proposal for the specialty annuals.
Vote: 5/0/0

Schmitt/Morton

B. Pool Pass Distribution Materials

The board will have changes that will be sent to Nancy for production. They will then be mailed to homeowners in April. A large note should be made within any mailing to the residents that the pool will open a week later than normal. The season is one week longer this year and the cost for one extra week was a lot higher. The board agreed that the weather and water is warmer at the end of the season so opening late was preferred to closing the season early.

C. Spring Opening Pool Repairs and Supplies

Continental Pools completed a walk through and submitted a proposal for repairs.

Motion to approve the spring pool repairs as recommended by Continental Pools for \$5,003.80.
Morton/Mulcahy Vote: 5/0/0

D. Pool Contract with Minimum Wage Increase

The minimum wage increased to \$11.00 an hour January 1, 2020 due to recent legislation. The 2020 pool management contract amount needs to be adjusted for the additional labor costs.

The wage increase proposal will be tabled until questions for Continental Pool are answered.

E. Tasker's View Trash Corrals

In November the board discussed sending an opinion survey out to the homeowners in Tasker's View regarding the trash corrals being removed. The survey will be sent out soon although not many complaints have been registered about the corral.

F. Reserve Money Market

The General and Rec Reserve account is over the FDIC and some CDs are coming due.

Motion to move \$100,000 from the General Reserve account to a 5 year CD and \$50,000 from the Rec Reserve into a 4 year CD to continue laddering funds.
Morton/Mulcahy Vote: 5/0/0

VI. NEW BUSINESS

There was no new business.

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 8:55 p.m.

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

Morton/Glaser

Vote: 5/0/0

Respectfully submitted,
Liz Van Brunt
Recording Secretary