

Taskers Chance HOC, Inc.  
Regular Meeting Minutes  
June 18, 2020

The Board of Directors of Taskers Chance Homes Corporation met in a Zoom conference June 18, 2020 at 7 p.m.

**Present:**

Mr. Horacio Rodriguez, President  
Ms. Belinda Morton, Vice President  
Mr. Brian Schmitt, Secretary  
Mr. Brian DeHaven, Treasurer  
Ms. Sue Ezzati, Director  
Ms. Sharon Glaser, Director  
Rev. William Warehime, Director  
Mr. Kyle Mulcahy, Director

**Absent:**

**Others Present:**

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

**I. CALL TO ORDER**

Mr. Horacio Rodriguez, President of Taskers Chance HOC called the regular meeting to order at 7:07 p.m. with a quorum present.

**II. MINUTES**

Motion to approve the April 16, 2020 meeting minutes as presented. Ezzati/Mulcahy  
Vote: 8/0/0

**III. HOMEOWNER OPEN FORUM**

A resident called in to listen to the board meeting but had no questions or comments.

**IV. MANAGEMENT REPORT**

**A. Landscaping Improvements**

Stump removal is not required when a tree is flush cut if a new tree isn't planted in the same area. The roots eventually die and grass grows back again. A review will be done after the work is complete to be sure that they were truly flush cut. The board would like better descriptions in the proposals of where trees are located when a photo is not included nor an actual address. Many locations are overcrowded with trees so some will not be replaced. Some bushes, such as forsythia, may be planted. The board wants to be sure that the master landscape plan is followed. Some of these dead trees are on the master plan and others are not. If a lot is spent on one offs then money for the master plan gets used up. The

trees are dying faster than the plan. If a dead tree becomes a danger sooner than their planned removal they are taken out when necessary.

Mike Miller from Ruppert Landscapes and the Landscape Committee completed several landscape walk-throughs in the community and provided prices for proposed work.

The board realized a separate meeting is needed in order to match up the proposed tree removals with the master plan. With that information these can be prioritized with more detail. There is about \$48,000 left in the landscape budget and \$3,000 left in tree replacement. Fall annuals need to be considered along with watering which leaves about \$30,000 for tree removals.

The landscaping committee will be meeting with the city arborist about a historic tree. There are three kinds of vines on the tree that may need to be removed. They will discuss who is responsible when any of the historic city trees fall. Belinda will share details from that meeting with the board.

Motion to approve a board meeting Wednesday, June 24 at 7:00 p.m. to review and discuss landscape work orders in comparison to the master plan and any total sum of work orders cannot exceed \$30,000 for this year. Ezzati/Warehime Vote: 8/0/0

Action: Nancy will set up a Zoom meeting Wednesday, June 24 at 7:00 p.m.

### **B. Pool Closing**

The Pool Committee met by Zoom and forwarded their recommendation to the Board that the pool should remain closed this summer. The Board approved by email to close the pool and approved a Maintenance Only contract with Continental Pools. Plans will be discussed on how to use the money that is saved for community improvements.

Motion to ratify the board decision made by email to keep the pool closed for the 2020 season due to the pandemic, and the Continental Pool contract will become a maintenance only contract. Morton/Glaser Vote: 7/1/0

### **C. Investments**

The account record as of 4/30/2020 is below for your review. The Morgan Stanley Recreation Money Market (MM) account has \$102,476.20. Management recommends investing \$60,000 into a 2022 CD. The Morgan Stanley General MM account has \$116,819.57. Management recommends investing \$60,000 into a 2021 CD.

Motion to move \$60,000 from the Morgan Stanley Recreation MM into a 2022 CD and \$60,000 from the Morgan Stanley General MM into a 2021 CD as recommended by management. DeHaven/Morton Vote: 8/0/0

## **V. NEW BUSINESS**

### **A. Fence Jumpers**

There is a break in the fence at the apartment complex near Heathfield and people have been seen falling and jumping and throwing a baby over the fence. The way the hill comes down to the fence makes easy access. Some prickly bushes could be planted there,

although that may not be enough to deter the trespassers. The board encouraged people who see this activity to call the police to start making a record of this behavior.

**B. Sidewalk Parking**

When people park on the sidewalks this can be reported to the police. Pictures can be taken. But without a log of calls the police can't do much.

**VII. OLD BUSINESS**

There was no old business.

**VIII. 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/Glaser

Vote: 8/0/0

Respectfully submitted,

Liz Van Brunt  
Recording Secretary