

Taskers Chance HOC, Inc.
Regular Meeting Minutes
June 17, 2021

The Board of Directors of Taskers Chance Homes Corporation met in a Zoom conference June 17, 2021 at 7 p.m.

Present:

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

Absent:

Rev. William Warehime, Director
Mr. Kyle Mulcahy, Director
Mr. Josh Bokee, Director

Others Present:

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

14 homeowners called in

I. CALL TO ORDER

Mr. Horacio Rodriguez, President of Taskers Chance HOC called the regular meeting to order at 7:03 p.m. with a quorum present.

II. MINUTES

Motion to approve the April 15, 2021 meeting minutes as presented. Ezzati/Morton
Vote: 6/0/0

III. HOMEOWNER OPEN FORUM

A new homeowner asked about trash pickup. The corrals were very full. It is once a week on Friday by the City of Frederick.

A homeowner asked about pool details. The pool will open by July and a new 'pool pass' system will be used. A letter will go out next week with all the details. They asked if the development at Schaffer Drive is separate from Taskers Chance, and it is. The timing is unknown at the moment. It has been planned for years. Information can be found through the City of Frederick Planning Department. Send an email to Taskerschanceinfo@gmail.com to receive the community newsletter.

A homeowner on the corner of Water Land and Long Acre commented that folks are not stopping at the stop sign. This is a police matter not an HOA matter. The trees are overgrown on many streets. A photo with an address can be sent to Vanguard and they can contact the landscape company. There were questions about the pool being closed last year and it being green in April, and a letter stated that maintenance was being paid for even though the pool was closed. Chemicals are not used during the winter.

A question was raised as to when the HOA meetings would be in person. Neighbors at Waterland Way are still meeting about parking issues. A question was raised if anyone has been fined for not parking in their garage. This issue has not come up yet to the fine level. They asked if the board would consider allowing neighborhood comment at Board Decision time. The board responded that the HOA meetings follow Roberts Rules of Order. It was asked if street parking has been restricted by the HOA to residential only and the board reported that the streets are city streets, so the HOA doesn't have that authority. A comment was made that the pedestrian bridges are in disrepair. The city will repair them, but mention could be made in the community newsletter. She will ask the city to post closed signs and send her contact to Horatio. They also asked for prior notice before weed control and fertilizing will be done. Bikes are often ridden on private property near the common area near their home and the homeowner would like a sign that states "no bikes." This could be posted on their private property but not common area. There is an area behind Bell Aire that floods often. The board suggested sending photos to Vanguard. They mentioned that a shaking noise happens late at night near the new construction at the farm property being developed.

A homeowner commented that some Key Parkway trash corrals have security camera signs and they inquired if more security monitoring could be done at Greenspring. The public often used the Key Parkway corrals, so the signs were installed due to the large problem there. Signs have not been much of a deterrence. The best solution is having the neighborhood watching and holding people accountable. Issues can be reported to Vanguard with photos which does help. If there are not enough trash cans in the corrals, then call the city. Vanguard can make a request as well. A question was raised about communication: people are informed by posts on the website, frequent newsletters, monthly board meetings that are held on the same day each month, meeting minutes that are posted online, budget/annual meeting letters which are sent every year that has contact information.

A Chestnut Hill Way homeowner mentioned parking problems and wants to know what the board can do about it. He does not want to compete with garage owners for parking. The HOA cannot enforce someone's use of their garage for parking. If neighbors see that driveways are not being used, this can be reported. Violations letters are sent. The City did not build enough parking spaces when they built the community. There are some townhouses that have no parking on their street at all.

A Waterland Way homeowner spoke about their parking issues. They commented that a common area has bikes which run through it allow there is no path there. Several

photos can be sent to Vanguard so the Landscape Committee can come up with ideas on how to reduce the traffic and improve the area. It has turned into a grassless muddy area. The board responded that the police can be called when dirt bikes are seen in the neighborhood. That is a NAC issue.

A Chestnut Hill Way homeowner mentioned the parking issues in their area, especially at night. The Board reminded homeowners that if someone ever blocks your parking space or the trash corral you can call the police.

Two other callers talked about their parking issues on the city streets. They asked if parking solutions could be made in some areas and not others. The board wants to be equitable in parking and assigning two spaces to some areas and not others isn't equitable. Some parking, when it was built, was not built equitably. The board pointed out that all parking spaces are community property whether it is assigned or not. When a space is assigned it is taking up community property. If some houses have two assigned spaces, they are using more community property than others.

A question was raised if additional parking could be made. There are not many spaces that could be created out of common area; and they would be very expensive. The plans would have to go through the city planning, engineering, architectural review-for a cost-and be approved. Josh and Robin will be contacting the Department of Transportation and Department of Public Works within the city.

IV. MANAGEMENT REPORT

A. Pool Pass Software - ratify email approval

We will be sending a letter to all homeowners letting them know that we have a new system and the instructions of apply for pool access.

Pool Committee recommendations for the pool pass software:

- The new system will not have pool passes. Homeowners will present an ID to the lifeguards, and they will look in the system to verify that they are allowed in the pool. Main advantage is that we will no longer have to replace pool passes. Homeowners can use their old pool passes as an ID since it has their picture.
- Homeowners will go to our Taskers Chance HOA website to apply for pool access. We are adding a link to the Taskers website which will go to our Member Splash page where they can apply for pool access. They will be able to upload a photo and a renter lease (if required) when applying for access. We will review all applications as we do normally and approve access.
- Member Splash has stated our website page will be available in about 5 days after we send them our Homeowners information.

The board discussed opening to full capacity, using the pool furniture and opening the baby pool too. The restrictions have been entered into the system. They can be relaxed as needed. Once the lifeguards open the pool, they can relax the rules as makes the most sense. The board would like the restrictions to be relaxed as soon as possible.

Motion to ratify the email board decision to approve the Pool Committee recommendation for the new electronic pool pass software, Member Splash, which will be \$1,250 plus \$500 set up. Morton/Tunder Vote: 6/0/0

B. Landscape Improvements-ratify email approval

Ruppert Landscapes and the Landscape Committee completed several landscape walk-throughs in the community. The landscape improvements the Board approved at the April Meeting have been completed. The following additional landscape improvements were approved by email.

Renovate Pool Monument Bed	\$2,560
Additional-Specialty Annuals	\$4,770
Remove Pine- install Leyland- Schaffer	\$2,530
Remove Dead Tree- install Birch-Schaffer	\$1,845
Remove Nandina-install Viburnum- Rosehaven	\$ 635
Remove 2 dead pines- Long Acre	\$1,685
Remove 2 dead pines- Norwick Court	\$1,495
Remove Large Fallen Tree- Pipe Meadow	\$2,690
Remove 3 dead Trees- Lavenport Tot Lot	\$3,628

Motion to ratify the board's email approval of the Landscape Committee's recommendation \$21,838 in landscape improvements. Morton/Ezzati Vote: 6/0/0

C. Walking Paths

Walking paths need some improvement. Bids were received from two asphalt companies. The square footage was different between the companies. The board is not comfortable with the disparity. Some discussion of the various plans proposed. Nancy will get another bid. Asphalt work is a reserve expense.

Action: Nancy will seek another asphalt bid and will send the board a map of the paths.

Tabled until more information is gathered.

Motion to close the regular meeting 8:35 p.m. Morton/Tunder Vote: 6/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary