

Taskers Chance HOC, Inc.
Regular Meeting Minutes
August 19, 2021

The Board of Directors of Taskers Chance Homes Corporation met in a Zoom conference August 19, 2021, at 7:00 p.m.

Present:

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

Absent:

Mr. Brian Schmitt, Secretary
Mr. Josh Bokee, Director
Mr. Kyle Mulcahy, Director

Others Present:

Ms. Nancy Keen, Vanguard Management, Community Representative
Liz Van Brunt, Recording Secretary
Dejan Milenkov, Continental Pools

4 residents attended

I. CALL TO ORDER

Mr. Horacio Rodriguez, 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 17, 2021, meeting minutes as presented. Morton/Ezzati
Vote: 7/0/0

III. POOL UPDATE

The pool hours have been modified due to staff shortages and the early return of students. There was not the normal robust international staff supply this season. The pool usage has dropped quite a bit which will help with the impact. Next year they do not see a similar issue that will force the pool to open as late in the season as it did this year. There is a high chance of having mainly domestic staff again next year. Their availability becomes more limited when school starts. This could impact the pool hours next year too. Continental works at incentivizing and keeping good staff from year to year.

IV. HOMEOWNER OPEN FORUM

A Mountain Creek Circle homeowner commented about the trash corrals and that signs on how to correctly use the corrals do not seem to have an impact. They inquired whether the board considered removing the corrals. The board has considered this and surveyed the corral communities and did not receive enough agreement to remove the corrals. If anyone sees someone misusing the corrals this can be reported. The corrals are cleaned once a month. Trash is only picked up once a week. Email management if you see bulk trash that shouldn't be in a corral.

A homeowner spoke about a common area tree that is leaning towards the homeowner's property. That area is part of the City of Frederick. The tree would need to be reported to the city. Belinda met with the city arborist recently and he stated that the lean is not dangerous. The homeowner will contact the city directly.

A homeowner inquired if notice could be sent to the residents, especially in Mountain Creek, about pet waste not being picked up. Cleaning up after pets is often mentioned in the community newsletter. It is a city law to pick up your pet's waste. When it is witnessed the city can be called and a fine can be levied.

A question was raised whether a bulk trash container could be brought in more often in order to help deal with the large trash items. The board explained that when they had bulk trash before, people from other areas in Frederick came into the neighborhood to dump in the rented bulk trash units. It took three containers over one weekend and then the parking lots had to be washed due to spilled paint and such. It was a big mess. This cost over \$8,000 for that weekend of bulk trash pickup.

Another homeowner asked about Green Spring parking and whether the garage owners can be forced to use their garages for their cars. He suggested permitted parking. Some discussion of permitted parking. Assigning two parking spaces would not be able to be applied across the whole neighborhood. All parking spaces belong to the Association. Assigned spaces are not owned by the assignee. To assign more than one space to some homeowners and not others across the neighborhood is not equal treatment for the whole community.

A Green Spring homeowner spoke about the changes in the number of cars in their area. She inquired about a meeting specifically to discuss options for parking. Josh, who is offering to be the point of contact at this point, as a homeowner rather than as a board member, will reach out to the city to see what they can do about the parking situation. He will communicate with the homeowners.

V. MANAGEMENT REPORT

A. Fall Pool Repairs

There are fewer repairs required this year than in years past.

Motion to approve the pool repairs after the summer shut down as proposed.

DeHaven/Morton Vote: 6/0/0

B. Landscape Improvements

A group of landscape enthusiasts, including Belinda, walked about the community and made a list of all the items needing taken care of. The total for all this work comes close to \$35,000. The items were triaged and timed for best growth results. Only the Landscape Committee has reviewed the proposals so far. Some dead trees need removed sooner than later. Belinda will separate the proposals and prioritize them. There is around \$7,000 available to cover new work, although there may be some excess funds if necessary. They would like to consolidate the tree removal to save money on the equipment charges.

Motion to approve \$7,000 for landscape improvements for now, and if more funds are needed, they can be requested. Warehime/Ezzati Vote: 6/0/0

The board discussed the differing opinions on the quality of the current landscape company and whether to shop the contract to other vendors. Labor is an issue in many fields of work right now which impacts the level of service.

C. Basketball Goals

The architectural guidelines around the prohibition of basketball goals may need to change due to a new law. The attorney could review the law and proposed adjustments to the community rules. The hours of play can be restricted to 'no play after dark'. Goals would need to be within homeowners' private property. No damage to neighbors' property.

Action: Nancy will have the new rules drawn up and shared with the community attorney for review.

D. 2022 Draft Operating Budget

This is the first year that a deficit has occurred by July. It is advisable to have 20% excess equity. This budget calls for a 3% increase in assessments. Last year's budget included a one-time cash contribution to reserves from the pool savings in 2020. The community is in a good financial situation and the finances are conservative. Some discussion of labor costs for various vendors.

Motion to approve the draft 2022 operating budget as proposed. Warehime/DeHaven
Vote: 6/0/0

The board agreed to mail the postcard to all homeowners directing them to the website in order to review the budget.

E. Continental Pool's Pool Management Renewal Contract

The board would like to have more time to review the contract before signing it. There is a reduction in hours from years past and an increase of 13%. It is unusual for such an increase, but there are a lot of factors. The increase in price is from the minimum wage increase, inflation impact, supply and material cost increases and such. They did not offer a multi-year contract with hopes that rates can be adjusted.

Tabled until the next board meeting and to collect a few bids from other vendors.

Action: Nancy will seek a few other pool management proposals for comparison.

VI. NEW BUSINESS

A. In Person Board Meetings

Some discussion of holding the October meeting in person. It is a small room. The board will hold the October meeting by Zoom.

V. OLD BUSINESS

A. Homeowner Forum

The time limit will be more stringently enforced.

VII. ADJOURNMENT

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 9:05 p.m.

Motion to adjourn the meeting at 9:05 p.m.

Morton/Ezzati

Vote: 6/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary