

Taskers Chance HOC, Inc.
Regular Meeting Minutes
November 20, 2008

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on November 20, 2008 at 7:00 p.m.

Present:

Mr. Horacio Rodriguez, President
Mr. Brian DeHaven, Treasurer
Ms. Belinda Morton, Secretary
Ms. Sue Ezzati, Director
Mr. Edward Caffrey, Director
Ms. Sharon Glaser, Director, left at 8:30 p.m.

Absent:

Ms. Teri Thorowgood, Director
Ms. Shauna Tunder, V. President

Others Present:

Ms. Nancy Keen, Vanguard Management, Community Representative
Liz Van Brunt, Recording Secretary
6 residents, see sign in sheet

I. CALL TO ORDER

Mr. Horacio Rodriguez, President of Taskers Chance HOC called the regular meeting to order at 7:08 p.m. with a quorum present.

II. MINUTES

Motion to approve the October meeting minutes as presented.
Vote: 6/0/0

Morton/Glaser

III. RESIDENT FORUM

A question about the stop signs and streetlights was raised and will be covered more fully later in the meeting. The Rosehaven sign at the entrance at BelAire Lane and Key Parkway was discussed, as it blocks drivers' view. It will be addressed with the Developer.

There are two common area trees at 109 Waterland Way that were taken out won't be replaced by another big tree in the current plans. A resident asked if he could contribute to help pay for a larger tree – something larger than a stick. The board said the tree will be about 4-5 feet. The resident was satisfied.

Someone asked what is done with the shopping carts left down in the creek. If they are in the creek it's city property. You can always call the store who owns the cart. You can also

call Vanguard to make the call. The stores will come get the carts in a few days. They cost around \$600.

IV. MANAGEMENT REPORT

A. Pool Contract

The costs for the renewal two-year addendum with Continental have gone up 7%, but the 2009 pool season has an extra week. The pool will open at noon instead of 11 a.m. it will help reduce costs by about \$3,700.

Motion to accept the two year pool contract addendum with the reduced hours for the 2009 season. DeHaven/Caffrey Vote: 6/0/0

B. Key Parkway Streetlights

Horatio explained the situation. The installation of these streetlights by the developer is not up to city code so the city won't take them over. This installation was approved by the city somewhere. They are not unsafe, just not up to city code. There is a dispute as to whether the city or the community "owns" the streetlights that were installed in the Key Parkway townhome area. Management notified Pleasants Development, developer/installer, that all of the other streetlights in Taskers Chance are owned and maintained by the city. There probably has been a change along the way but there is no record. A lawyer is helping advise the HOC in this case. It's possible that if we want the city to take over these lights there are 27-38 lights that would need to be brought up to code at a cost of about \$5-6,000/per light. The lawyers and the board are finding out who, from the city, approved the lights. There have been staff changes over the years. It's possible that the owners in this section of the neighborhood will need to be the ones to cover the cost if it isn't resolved otherwise. There is an outstanding bill from Allegheny Power for about \$6,000. The board decided to pay the bill, under protest as advised by their lawyer, so that the lights won't be turned off and create a dangerous situation. The billing address was wrong so the bills never got to the board until this week.

V. EXECUTIVE SESSION

Motion to move to executive session. DeHaven/Caffrey Vote: 6/0/0

VI. NEW BUSINESS

Dr. Craig Brown has volunteered to fill the vacant position on the board.

Motion to approve Dr. Craig Brown to fill the vacant board position. Morton/Glaser
Vote: 6/0/0

VII. ELECTION RESULTS

Motion to have the following positions be filled as stated: Mr. Horacio Rodriguez, President; Mr. Brian DeHaven, Treasurer; Ms. Shauna Tunder, V. President ; Ms. Belinda Morton, Secretary; Ms. Sue Ezzati, Director; Mr. Edward Caffrey, Director; Ms. Teri Thorowgood, Director; and Dr. Craig Brown, Director. Ezzati/Morton
Vote: 7/0/0

VIII. MANAGEMENT REPORT CONTINUED

A. Survey for Park Fence

There was discussion about the proposed survey about the potential park fence. Brian will do the final edits. A place will be added on the survey to mark which section of the neighborhood they live in.

B. Pool Pass Hardware/Software

The card will have a bar code, photo and name. The printer needs to be fairly fast to be efficient. There was discussion about all of the items needed and why each was chosen. Some discussion of the frequency of photos being taken for children. Ultimately the board wants to be able to reduce the pool budget over time. This computer system will also have the lifeguards check in and out so we'll know who was here when.

Motion to approve the purchase of the faster Avalon printer and the other proposed items for the pool pass production for the cost up to \$4,000. Ezzati/Morton
Vote: 6/0/0

C. Security Camera System

Horatio shared the information he researched and ultimately chose from Sun Security for the items needed to have a hard-wired camera security system. It records to computer and is triggered by motion detection. There was some discussion about how it all works. There will be battery backup. There are eight cameras although they don't all have to be used. There was discussion about the value of what is being secured versus the cost of the system over the years. Vandalism is more of an issue than theft. Occupancy sensors in the clubhouse rooms would be helpful. The board can log in and see what the cameras see.

Tabled until an installation price is received and then an email vote will take place.

Action: Check with Brandenburg Electric to see how much it would cost to install the cameras.

Lockers have been found to house the computer for the camera system.

Motion to approve the purchase of the proposed lockers and installation there of.
Ezzati/DeHaven Vote: 6/0/0

D. Excess Income Resolution

The wording for a resolution, as proposed by Goldklang, Cavanaugh and Associates, is "The Corporation 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." This simply means that the Corporation will plan to use any surplus earned this year during the following year. This is done for tax purposes.

Motion to approve the proposed wording for the excess income resolution.

DeHaven/Caffrey Vote: 6/0/0

E. Write-off Bad Debt

The following homes were foreclosed on and the pre-foreclosure amounts should be written off to bad debt. This is the pre-foreclosure balance. It's possible to see this money again.

1005 Storrington Drive	\$617
1035 Lindfield Drive	\$777.40
1002 Storrington Drive	\$765
100 Rock Creek Court	\$695.28

Motion to approve the writing off of the above debt to bad debt.

DeHaven/Brown

Vote: 6/0/0

F. Maintenance

The hydrants need to be repainted and if a color choice is possible, Sue would like them to be red.

Some houses on Shookstown Road have fences that have a lot of green mildew growing and they need warned to keep up the maintenance.

Some electrical boxes could use some ornamental grasses. Horacio mentioned that the city is thinking of doing some sort of planting.

IX. ADJOURNMENT

There being no additional business for the Board to conduct at this time, the board meeting adjourned at 9:13 p.m.

Motion to close the meeting at 9:13 p.m. Ezzati/Caffrey Vote: 6/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary