

Taskers Chance HOC, Inc.
Regular Meeting Minutes
October 20, 2011

The Board of Directors of Taskers Chance Homes Corporation met at the Elks Lodge, Frederick, Maryland on October 20, 2011 at 7 p.m.

Present:

Mr. Horacio Rodriguez, President
Ms. Belinda Morton, Vice President
Mr. Brian DeHaven, Treasurer
Ms. Dean Baldwin, Director
Ms. Sue Ezzati, Director
Ms. Sharon Glaser, Director
Mr. Scott Elmore, Director

Absent:

Dr. Craig Brown, Secretary
Mr. Jack McGrath, Director

Others Present:

Ms. Nancy Keen, Vanguard Management, Community Representative
Liz Van Brunt, Recording Secretary
Two police officers
20 residents

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

A summary of the executive session August 18, 2011 included 3 homeowner collection matters.

Motion to approve the August 18, 2011 meeting minutes as presented. Ezzati/Baldwin
Vote: 7/0/0

III. COMMUNITY ISSUES

Officer Frye, Patrol Unit, spoke of their focus on crime patterns. They liaison with the community security patrol. He distributed a tip sheet on crime prevention. Most vehicles that get broken into are left unlocked. It is recommended to call the police department whenever you see suspicious activity. These calls can be anonymous. This patrol unit is usually in unmarked cars and dressed undercover. The scope of the issues average between 3 and 14 incidents a month. Most often the reported crime is thefts from vehicles. They encourage people to call right away rather than waiting. The only way to be successful at capturing the perpetrators is by establishing the pattern. The more data they have as to incidents the better they can do their job. Taskers Chance is one of the higher areas of theft from autos. It is not that the area is bad, it is just a neighborhood with more disposable income than some and a lot of cars are parked outside. Burglaries have not been a recent problem since the past perpetrators were caught. 99% of theft is from unlocked cars. It is

vital to report the crime. You don't have to be justified to make the call. They want to come out and investigate. There are bait cars and thermal imaging being used.

There is a Neighborhood Watch program that is active in the community. Contact Belinda Morton with your email to find out more. There is information on the Facebook page, NAC page and a Taskers Chance webpage. Corporal Corbet mentioned that Belinda is one of the most engaged Neighborhood Watch leaders they have seen in awhile.

Lighting helps. Keep your lights on at night. Motion sensing lights are very helpful. Motion sensing sprinklers can be helpful. The police non-emergency number is 301-600-2100.

Belinda reminded people that when they get up in the middle of the night that they ought to take a peek outside and report anything suspicious. The 4th Thursday of the month at the pool house is the NAC meetings with the police and the community members. All the information is on the bulletin board.

IV. HOMEOWNER OPEN FORUM

The annual meeting couldn't be held due to too few proxies and attendants.

Board candidates were invited to speak:

Teri Thorwood spoke about her goal to make the community better and stronger.

Brian Schmitt spoke about his experience and background that he brings to the board.

Brian DeHaven spoke about his time on the board and his background in property management.

Sharon Glaser spoke of her history in the neighborhood and on the board, NAC, and pool committee.

Sue Ezzati spoke of her history with the board and landscaping committee.

A resident asked about an update on the sod work that was requested. The board responded that it is still planned to happen this fall. They reiterated that the homeowners agreed to water the area once the sod is in place. It was commented that there is a lot of gravel in the area. The homeowner suggested that soil be placed there before the sod is installed.

A resident spoke about evergreen trees near her yard that are dead. The work is lifetime guaranteed. New trees will be requested. It was suggested to contact management when there are trees that need replaced. Some trees are city owned, some in a protected area, some are community owned and some are property owner owned.

Another resident spoke of a tree that she has requested to have mulched behind Chestnut Hill Way. There is also a dead tree in that area. It was recommended that the landscapers be reminded to put water in the hole before planting bushes and trees. The board will invite the landscapers to the next meeting to give them this feedback.

Twice a month there is a pickup of branches and brush if they are in brown paper bags. The city will pick it up. Having the landscapers pick up this brush costs the community for every pound they handle.

A resident asked how often the neighborhood is reviewed for dead trees. It is reviewed every season. Some trees are already in the queue for replacement.

Lindfield needs the grass in the community area mowed. Nearby is an untagged car in a driveway. This can be reported to the management company. Tow tags can only be placed on cars parked on city roads. Cars on private property have to be handled through a different process. Any issues people have with parking can be sent to management.

V. MANAGEMENT REPORT

A. 2012 Operating Budget Approval

The budget was mailed to all of the homeowners and no comments were received. There was zero increase to the HOA fees this year.

Motion to approve the 2012 operating budget as written. DeHaven/Morton Vote: 7/0/0

B. Snow Removal Contract

Classic Landscaping have kept the same prices as last year. The city plows the streets and the sidewalks, common areas and the townhouse are plowed under a snow contract with Classic. The city will fine homeowners that don't shovel their sidewalks. There is a new \$500 fine if snow is shoveled into the street.

Motion to approve the snow removal contract with Classic. Glaser/Elmore
Vote: 7/0/0

C. Reserve Account

Operating Savings Money Market account has \$13,913.56 and a \$59,000 CD that will mature in the next two months. It is recommended to transfer \$30,000 to a 6 month CD and \$30,000 into a one year CD.

The General Reserve Money Market Account has \$32,835.66 and with no Reserve projects in the near future it is recommended to re-invest \$20,000 into a 2016 Cd.

The Recreation Reserve Money Market has \$34,941.96 and is recommended that \$20,000 can be re-invested in a 2016 CD.

Motion to approve: Operating Savings account - to transfer \$30,000 to a 6 month CD and \$30,000 into a one year CD; General Reserve Account - to re-invest \$20,000 into a 2016 CD; and Recreation Reserve - \$20,000 can be re-invested in a 2016 CD.

DeHaven/Baldwin Vote: 7/0/0

D. Acceptance of Credit Card Payments by Attorney

Elmore, Throop & Young would like to accept credit card payments for collection of delinquent assessments. There is a transaction fee of \$45 and 2-3% the total. It was suggested to set a minimum amount to be charged. The amounts due are typically over \$2,000 if the accounts go to the lawyer. The board would like to try this for a year and reconsider. The board can send a letter if they decide to not accept credit card payment in the future. Minimum charge will be set at \$500.

Motion to approve accepting the agreement with the law firm collecting delinquent assessments via credit cards with a minimum of \$500. DeHaven/Morton Vote: 7/0/0

Motion to close the regular meeting. DeHaven/Morton Vote: 7/0/0

VI. VIOLATION HEARINGS

***** – storm door is not full glass. When the glass broke it was replaced. That door was there when purchased. It is also a matter of security for the packages that get left, they are able to be hidden. The owner also commented that there are other similar doors in the neighborhood. The board reminded the homeowner that any exterior change needs prior approval by the ACC. *The board decided that either the door needs to be replaced with a full view or the door needs removed.*

***** – one shutter was missing. The other shutter was removed. It was stated that there are other homes without shutters for that same window. *The house originally had shutters. Tabled until further review.*

***** – work will be done tomorrow. Proof was shown that a contractor is contracted. A question was raised about getting neighbors together to contract the same work to receive a better deal. This must be organized by the residents themselves.

***** – peeling paint. The comment was that the area painted is small and they tried to match the original color.

***** - weeds in front of the house. They put soil down but haven't planted anything yet. They have pulled the weeds.

***** – trash can notice. The homeowner commented on his impression of the lack of consistency in sending violation letters about the same issue on the same street. The board commented that others have received these letters. The homeowner commented on the inconvenience of having to keep the can in their garage or in back. *The board will go out tomorrow and check Storrington Drive for this issue.*

***** – missing shade/cover. The homeowner can contact the builder to find out what light they have. *The board recommends getting a whole new light if the same one can't be found.*

***** – weeds in front of home. Homeowner stated that they have been removed.

***** – will get rechecked.

***** – was checked and is ok.

Some discussion of fines for those houses with returned violation letters. The standard fine is \$25 a day not to exceed \$500. The fines will accrue to the maximum allowable by December 1st.

Motion to give the violators, until December 1st to correct the violations and inform the board so they can verify the correction, or else a fine of \$500 will be assessed.

Ezzati/Morton

Vote: 7/0/0

VII. NEW BUSINESS

A. Streetlights

Stencils need to be painted on the numbered streetlights in Taskers View. They all have the same number way up high right now. The board agreed to this project.

VIII. OLD BUSINESS

There was no old business.

IX. ADJOURNMENT

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 9:23 p.m.

Motion to adjourn the meeting at 9:23 p.m. Ezzati/DaHaven Vote: 7/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary