

Tasker's Chance HOA, Inc.
Regular Meeting Minutes
April 17, 2008

The Board of Directors of Tasker's Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on April 17, 2008 at 7 p.m.

Present:

Ms. Sharon Glaser, Director, left at 8:24pm
Mr. Edward Caffrey, Director
Ms. Belinda Morton, Secretary
Mr. Horacio Rodriguez, President
Ms. Shauna Tunder, V. President
Ms. Sue Ezzati, Director
Mr. Brian DeHaven, Treasurer

Absent:

Ms. Teri Thorowgood, Director

Others Present:

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

I. CALL TO ORDER

Mr. Horacio Rodriguez, President of Tasker's Chance HOA called the regular meeting to order at 7:01 p.m. with a quorum present.

II. MINUTES

Homeowners' forum - paint colors on decks - change "decks" to "fences" add "Miller's Crossing" fences.

Motion: To approve the February Meeting minutes as amended. Belinda/Ed Vote: 7/0/0

III. COMMUNITY ISSUES

A. Spring Pool Opening Repairs - Bob Terpening, Regional Manager, Continental Pools

The board stated that they'd like to meet the manager of the pool. This will happen around the first week in May once the manager is hired. It will be someone older, with experience. Signs posted in the lobby have become an issue during the past season. The cork board is for sign posting. More boards could be purchased if necessary.

A pool repair list was submitted by Continental Pools. Two cracked skimmers need replaced, the filter may be leaking, etc. Once the system is up and running we'll know for sure what needs done. Work is warranted for one year. Most items are worn out items rather than items not handled by the last pool company. Some discussion as to the life of the pool parts. There are 18 skimmers. The filter has not been replaced to date. A few

skimmers are replaced each year. The pool committee will review the repairs when they meet with Continental Pools later in spring.

The pool will be fully staffed at the beginning of the season. Their international groups are already set. Frederick is able to hire Americans fairly easily. The county pool inspection date is set.

IV. HOMEOWNER OPEN FORUM

A homeowner commented that the Rock Creek Court dumpster area has huge trees that need trimmed. It's difficult to open car doors. The dumpster doors need repair. A no pooping sign would be helpful too. The monthly contractor will take care of these issues.

She also mentioned telephone/cable boxes in front of her house have been used for sitting on by youth and this affects her phone/cable service. In the past someone "greased" their box and no one was found to be sitting on it again. Fencing can not be installed around the box. If anyone is seen messing with the boxes the residents are advised to call the police right away.

Her other point was that a community fir tree next to her fence on Rock Creek Court needs to be trimmed. This will be looked into.

Another homeowner stated that Bexhill has a common area with a dead tree down. It is a City owned natural habitat that we can't touch. They are letting fallen trees "go back to nature." If a resident removes a dead tree and the city sees that, the community will be fined.

A resident asked if there is a health code about the number of people living in a house. There isn't currently, but the city is working on an ordinance for this. If there is an address given then the police can look into it.

1017 Dulaney Mill Drive had two commercial trucks that park in their garage but leave the door open a few feet. A homeowner is concerned they may have chemicals in them. There is also an issue with a house near his that has a hole as big as a door. He requested a copy of the architectural inspections made in the past two years. The resident stated his disappointment that this problem has gone unrepaired for so long. The board explained the situation with this house. They have been actively working on this issue. The homeowner has been fined, the house went into foreclosure, repairs were attempted but there was no access given to the house by the squatting tenant. A court order has been received to make the repairs. The repair estimate is \$2,000. There is an agreement with the tenant and the bank to fix the house in the next few weeks.

Inspections are done by the board every 2-3 months; sometimes more frequently in the summer. Fines are set for violators. A professional inspector is also hired to do inspections. A homeowner stated that he left his garage door unrepaired to test the inspectors. He was not notified of his violation and was disappointed by this fact.

It was reported that there is a house that seems to be running a business on Dulaney Mill Drive. Commercial vans come and go. The board reminded the residents that they can email the board when they see something that seems wrong and it will be looked into.

V. MANAGEMENT REPORT

A. Ground Maintenance

Belinda received comments about the lack of grass at the Sumerhill common area. The lack of rain and the poor soil was explained to resident. Fertilization is paid for four times a year. Extra seed was not paid for, as advised, since the soil is so poor. A response will be sent to the resident.

Mulching in some areas was missed and this, along with tree restaking, was forwarded to the landscaping company. Several trees need replaced. A tree in Addison's Choice is broken and dangerous. Some people thought perhaps youth climbed the tree and it broke. A note will be placed in the newsletter about not climbing the trees. A proposal was submitted by Dave Geis for tree replacement at \$308/tree. The board needs to know if it was a newer, smaller tree which might still be under warranty. This is being looked into. The missing and broken trees need replaced. The date for replacing the missing mulch will be stated shortly. The whole mulch job for the city trees is not yet finished. The city removed the excess mulch but left the remulching up to the community. Sue will contact the landscaping company.

There is an area of 160 square feet behind Carol's house that needs mulched for a cost of \$143.

Motion to approve \$2,000 for landscaping from Classic after finding out if the trees needing replaced are under warranty first. Sue/Shaua Vote: 7/0/0

The cost for a big tree to replace a lost big tree (14 feet) near the creek on Waterline Way came in too high for consideration (\$1,000). A 5-6 foot tree is being offered to the homeowner to replace the large one. A big tree doesn't root well so the likelihood of it not growing is high. The board also doesn't spend \$1,000 for a tree. A price for a smaller tree will be sought.

Motion to approve a white pine for Water Line Court to replace a dead tree. Sue/Belinda
Vote: 7/0/0

B. Common Area Drainage Repair

This area floods into the homeowner's yard and has been flooding for years. The water just lays there and ruins the land. The area is behind 1023 Bexhill Drive. A proposal has been received for warranted repair.

Motion to approve the proposal from Classic to improve the drainage situation behind 1023 Bexhill Drive. Sue/Ed Vote: 7/0/0

C. Sign Proposal/Schaffer Drive Entrance

A proposal for a brick and concrete sign at the entrance of Schaffer Drive was presented.

Motion to approve the proposal by Harold E. Brown Masonry to build a Tasker's Chance sign at the entrance of Schaffer Drive Belinda/Shaua Vote: 7/0/0

D. Reserve Investments

Brian pointed out that this proposed change in investment is standard.

Motion to accept the proposal to reinvest the reserve investments of \$20,586 in the money market CD accounts maturing 2012 and 2013. Brian/Belinda Vote: 7/0/0

E. Community Bulletin Board

There is a proposal to place a community announcement/bulletin board for \$1,200 on the other side of the neighborhood. There was some discussion as to necessity of another sign. Some discussion was held as to location and the chance of vandalism and the issue of lighting. The board does not want to set a precedent of catering to one small section of the neighborhood. There might be other sections of the neighborhood that would need such a sign. It was pointed out that having an email listserv would help to improve communication. No action was taken.

IV. NEW BUSINESS

A. Solar Lights

A suggestion was made to install solar lights that looks like flood lights. They are \$78 modified motion lights. The light will run out in the early morning hours, especially depending on how much sun was received in the day.

Motion to approve the purchase of solar lights from Brandenburg Electric for the neighborhood signs, including the new sign on Schaefer. Three signs will have two lights and the rest will have one. Sue/Belinda Vote: 6/0/0

B. Speed Bumps

A traffic survey needs to be done before bumps will be installed by the City. There are certain specifications that must be met to be authorized to install a speed bump. The other option is to install a 4 way stop sign. The survey can also let us know if a stop sign is the best solution. The board would like to request the City complete a survey of this intersection.

VII. ADJOURNMENT

Motion to go to executive session at 8:45 pm. Sue/ShanaVote: 6/0/0