

Taskers Chance HOC, Inc.
Regular Meeting Minutes
February 16, 2012

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on February 16, 2012 at 7 p.m.

Present:

Mr. Horacio Rodriguez, President
Ms. Belinda Morton, Vice President
Mr. Brian DeHaven, Treasurer
Dr. Craig Brown, Secretary
Mr. Brian Schmitt, Director
Mr. Scott Elmore, Director
Ms. Dean Baldwin, Director

Absent:

Mr. Jack McGrath, Director
Ms. Sue Ezzati, Director

Others Present:

Ms. Nancy Keen, Vanguard Management, Community Representative
Liz Van Brunt, Recording Secretary
Bob Terpening, Continental Pools
4 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

Motion to approve the November 17, 2011 meeting minutes as presented. Brown/Morton
Vote: 7/0/0

III. COMMUNITY ISSUES

Bob Terpening, Continental Pools, announced that the pool is fully staffed with returning lifeguards. Abbie will return to Taskers Chance as supervisor. He introduced Dan Malinkoff and explained that he is up to speed on the Frederick area pools.

IV. HOMEOWNER OPEN FORUM

A political volunteer group, Obama For America, wanted to rent the clubhouse for some activities. Some members may be homeowners. It depends on when it is wanted. There are some social groups forming in the neighborhood who will meet in the clubhouse. They would get first choice of time. The board is unsure about the potential issues renting to political groups. Currently it is only rented to homeowners.

A resident asked about the possibility of getting a paper newsletter.

V. MANAGEMENT REPORT

A. ADA Regulations

The state and county have changed the ADA details in the past few months. Continental Pools has the paperwork that needs to be submitted for the pool permit. Permit paperwork needs to be in by March 15th. The main question at the moment is the potential agreement with Hood College swim team. This is a grey area. It's up to the Department of Justice. If there are outside memberships sold then pools must comply with the regulations. Some discussion of items that would bring the pool into compliance. The idea was raised to file an extension for compliance since there are so many grey areas and the government doesn't have a final ruling yet. Ultimately a lift and a secondary exit (ramp) are what are needed for full compliance. The maintenance of lifts are three month inspections, replacement of seals, battery, etc.

Nancy stated that the extension could be duplicitous if there are no plans to become compliant. She recommends not contracting with Hood and MAC swim teams and therefore removing the need to install lifts.

Action: Board members will contact the DOJ about clarifying the new ADA details.

Action: Bob will find out details on extensions and send Taskers Chance a link to the ADA forms and documents.

Tabled until further information is gathered.

The board considered the pool repairs proposed by Continental for \$5,419. The board would like to meet the pool manager and the assistant manager along with the lifeguards before the season opens.

Motion to accept the pool repairs as proposed by Continental Pools for \$5,419.
DeHaven/Brown 7/0/0

B. Hood College Swim Team Request

The board doesn't want to have to say no to Hood. Options: to file an extension, not rent to Hood, go ahead with the ADA installations or help Hood find another pool they can use.

Tabled until further information is gathered.

C. Pool Pass Distribution Materials

A couple of make up dates will be set in June and July. Appointments can be made also. The current schedule is 5/2 6-8 pm, 5/12 12-2 pm, 5/16 6-8 pm. A request for volunteers will be posted on the website, in an email and on the bulletin board. The pass cards seem to still be in good condition.

The two different HOA email addresses were clarified. One is for pool and clubhouse information. The other is for community news. Adjustments were made to the pool documents being mailed to residents.

D. Trash Corrals

In order for the neighborhood to remove the trash corrals 80% of the community affected would have to approve the removal. Sections should be done at different times. Curbside collection is available in some areas already. A letter will be sent to the homeowners in Taskers View that they can sign with their vote. They will be reminded that trash cans need to be stored in the back of the town houses. The goal is to lower the operating costs by saving the cost of repair and cleaning of the corrals. The board would like to know what the homeowners think on this subject. The letter will be picked up from each home two weeks later. They can post it on their door or drop it in the drop box.

Action: get a report on the amount spent on trash corrals in a year. \$12,000 is budgeted a year for maintenance.

Motion to approve the amended trash corral removal survey Nancy wrote. Brown/Morton
Vote: 6/0/1 Mr. Elmore abstained

E. Mulch Proposal

Classic Landscaping proposed applying mulch with a 5% discount if paid by February 29th.

Motion to approve the mulch proposal with a 5% discount from Classic Landscaping.
Morton/Brown 7/0/0

VI. EXECUTIVE SESSION

A. Waivers

Some discussion of short sales and potential negotiations of monies owed to Taskers Chance. Hard costs should be covered. It's always a time crunch. Foreclosures make it harder to receive funds.

Motion to authorize the waiver of soft costs only in short sales if a quorum can't be established by the deadline. Brown/Elmore 7/0/0

B. Bad Debt Write off

***** \$1,726.50

Motion to write off to bad debt as recommended. Elmore/DeHaven 7/0/0

C. Bad Debt Write off

***** \$1,034.50

Motion to write off to bad debt as recommended. Brown/Elmore 7/0/0

D. Waiver Request – *****

Notice of Intent Fee \$45, posting fee \$96.50

Motion to deny the waiver for these hard costs. Morton/Brown 7/0/0

E. D. Bad Debt Write off – *****

This is a bankruptcy. Often these fall into a foreclosure later.

Motion to write off to bad debt as recommended. Elmore/DeHaven 7/0/0

F. Late fee waiver – *****

\$15 late fee waiver request.

Motion to approve the late fee waiver and let them know only one waiver is allowed.
Brown/Elmore 7/0/0

VII. NEW BUSINESS

Belinda will send out a list of the new social activities that were proposed and board members will consider chairing some of the committees.

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 9:12 p.m.

Motion to adjourn the meeting at 9:12 p.m. Elmore/Morton Vote: 7/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary