

Taskers Chance HOA, Inc.
Annual Meeting Minutes – second attempt
November 21, 2013

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on November 21, 2013 at 7 p.m.

Present:

Mr. Horacio Rodriguez, President
Ms. Belinda Morton, Vice President
Ms. Shauna Tunder, Secretary
Ms. Anna Maslowicz, Director
Mr. Brian Schmitt, Director
Ms. Sharon Glaser, Director

Absent:

Ms. Sue Ezzati, Director
Mr. Brian DeHaven, Treasurer

Others Present:

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

I. CALL TO ORDER

Mr. Horatio Rodriguez, President of Taskers Chance HOA, called the annual board meeting to order at 7:02 p.m. with a quorum present.

II. PROOF OF NOTICE OF MEETING

A notice of the annual meeting being rescheduled to today was printed in the newspaper. The past minutes were distributed.

III. MINUTES

Motion to approve the 2012 annual meeting minutes as presented. Tunder/Morton
Vote: 6/0/0

IV. ROLL CALL & QUORUM

Roll call was dispensed with and it was allowed that those present meet quorum.

V. NOMINATION OF DIRECTORS FROM FLOOR

There were no nominations from the floor.

VI. ELECTION RESULTS

Horacio and Belinda were nominated to the board of directors. They will fill three year terms.

Motion to elect Horatio and Belinda to the board. Tunder/Maslowicz Vote: unanimous

VII. ADJOURNMENT

There being no additional business for the Board to conduct at this time, the annual board meeting adjourned at 7:04 p.m.

Motion to adjourn the 2013 annual meeting. Glaser/Schmitt Vote: 6/0/0

Respectfully submitted,

Liz Van Brunt

Recording Secretary

Traffic engineering from the city came to NAC meetings about the Bellaire traffic issues. They said city streets that are a certain width would have parking restrictions. The board has asked in the past to have one side parking on Bellaire but was told no each time. A year and half ago, the city said they would install one side parking but did not do that until now. The HOA sent out an email looking for input on which side to install the signs back then. Information was posted in multiple newsletters. The board was not informed that the parking signs would be installed this year.

The board has issues with how the sign installations were handled. All streets were signed except the one that the HOA actually asked for years ago. The board is finding out what can be done to work this with the city and find a resolution. When the board has some information they will contact the community.

There are a few streets without these signs so they may be wider streets.

The board asked that the emails referenced by a homeowner be forwarded to the board. They also requested that any residents with issues send an email to the board to help register the community's opinion on the signs.

A resident asked if they could call the newspaper to cover the issue. The board pointed out that the city may be mistaking their communication with the NAC versus the HOA.

The resident said they appreciate anything that the board can do to help with this situation. The board will get a city contact for the community with whom to share their complaints. The board will ask to have a city representative at the next meeting. The board recognizes the strong feelings of frustration within the community about this issue.

A resident recommended that when the board sends out a survey that they share the results of the surveys.

There is an issue with Taskers View trash corrals. A survey will go out to see if the homeowners want them removed. Years ago the community had asked the city if trash corrals could be removed and were told no. Now the city wants the corrals removed.

V. MANAGEMENT REPORT

A. Deferred Assessment Resolution

The Association plans to use any surplus earned this year during the following year.

Motion to pass the following resolution: The Association elects to apply all of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion. Morton/ Maslowicz Vote: 6/0/0

B. Greenspring Wood Retaining Wall

This is in the reserve study for replacement in 2013. Nancy recommended having an engineer inspect the wall. The cost would be \$600.

Motion to approve an engineer to do the correct assessment for \$600. Tunder/Morton
Vote: 6/0/0

C. No Parking Signs

The board will contact the city and try to have a representative speak at the next HOA meeting or even an emergency meeting. Belinda will arrange for Horacio to have an appointment with Randy. The city needs to specify the history, clearly state how the situation came to be as it currently is. Communication needs to be clarified.

VI. NEW BUSINESS

Belinda and Mary checked the Christmas lights. Some new replacements were found and they stayed within budget. The decorations will be installed soon.

There is an issue with a car in Greenspring. The recommended 24 by 30 inch towing signs are not on this street. The plan was to install the correct signs where there are continuing parking issues. There is a continuing issue on Greenspring. In order to get the car towed such a sign will have to be installed first.

Motion to install the appropriate towing sign on Greenspring. Morton/Glaser Vote:
6/0/0

VII. OLD BUSINESS

Trash corrals: if they can't be removed due to homeowner opinions collected in the upcoming survey, the impacted residents want to know what can be done about the trash problem. The board discussed the issue and will work towards resolution. The survey will be mailed but the board will also knock on doors. A question was raised if another trash corral could be added in another location. A different style corral could be used for replacement – one without a door/gate. Maybe homeowners could install motion lights on their homes to shine inot the corrals. The board suggested contacting the homeowners located on the streets with curbside pickup that seem to be carrying their trash to the corrals and letting them know that is inappropriate. When the board goes door to door with the survey they can also mention that 35 gallon cans can be provided, the cost of cleaning up the corrals and other options. Code enforcement can be applied by the city. New letters from the residents to the city can be sent since a new administration will be starting in December.

Motion to adjourn to move to executive session. Morton/Tunder Vote:
6/0/0

Respectfully submitted,

Liz Van Brunt

Recording Secretary