

Taskers Chance HOC, Inc.  
Regular Meeting Minutes  
August 17, 2017

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on August 17, 2017 at 7 p.m.

**Present:**

Ms. Belinda Morton, Vice President  
Ms. Shauna Tunder, Secretary  
Mr. Brian DeHaven, Treasurer  
Ms. Sue Ezzati, Director  
Mr. Brian Schmitt, Director  
Ms. Sharon Glaser, Director  
Mr. William Warehime, Director

**Absent:**

Mr. Horacio Rodriguez, President

**Others Present:**

Ms. Nancy Keen, Vanguard Management, Community Representative  
Liz Van Brunt, Recording Secretary  
Dave Geis, Classic Landscaping  
Bruce Ramsey, Continental Pools

4 residents

**I. CALL TO ORDER**

Ms. Belinda Morton, Vice President of Taskers Chance HOC called the regular meeting to order at 7:02 p.m. with a quorum present.

**II. MINUTES**

Motion to approve the June 15, 2017 meeting minutes as presented.

Ezzati/Glaser

Vote: 7/0/0

**III. COMMUNITY ITEMS**

**A. Community Landscape Assessment**

A comprehensive plan was prepared and the order of the list is laid out simply from the walk-through rather than the priorities. The idea is to not plant much more, but rather take out older dead plantings. Some trees will need to be replaced since they provide important screening. Within the plan is efficient usage of removal equipment; and also some trees are so big another company would be contracted for removal which should be timed with any other large work. The total package is \$80K. The work can be prioritized over the next three years. The prices will change over time, just as the condition of the plantings will

change over time. The clubhouse plantings were reviewed with Dave just before the meeting and are not in the quote; a design will be sent in to Nancy. One thought is to start in the older areas or at the monuments/high visibility areas. The black pines and ash trees are the most troublesome right now. A few trees are a safety issue which makes them one of the priorities. These will be done on an as needed basis as always. The monuments need work to help the neighborhood look nicer quicker. There is some credit to be used in 2017.

There are also areas where the grass doesn't grow well at all. This is addressed by amending the soil and adding sod. Some areas are very shady or have a lot of tree roots.

Some discussion of homeowners who do not maintain the plantings just outside or through their fence. There are some fences that were installed by the developer and the homeowners don't have easy access to the back side of the fence.

There is a curved section of Bel Aire that has had many car crashes which has cost the HOA money for fence and tree repair. Another request for a speed tracking sign from the city could be made again.

There is about \$10,000 for landscaping in the budget for 2017. The board considered starting improvements on the left side of Bel Aire (D1 on the plan). A redbud could replace the cherry tree that will be removed. The Summerhill monument could be afforded now too.

Motion to approve the D1 left side of Bel Aire and the Summerhill monument landscaping proposal for around \$13,000 this fall. Ezzati/Warehime Vote: 7/0/0

## **B. Pool Report**

The season has gone rather well. No major issues. There will be a few substitute lifeguards as some return to school. The power vacuum has been very good this year. There were many comments about how well the pool was maintained this season.

## **IV. HOMEOWNER OPEN FORUM**

A resident requested having the numbers for assigned parking at Addison's Choice re-painted.

Action: Nancy will get prices for parking painting from Jet Services.

A resident requested that a traffic speed study be done. The board recommended the homeowner do the requesting since homeowner voices carry more weight than the board's. Write the aldermen, the police and the city in general. A suggestion was to add rumble strip tape in the road. Another suggestion was to post Deaf Child, Children At Play or Crosswalk signs on Bel Aire.

A resident would like to have a community yard sale again. It won't be held at the clubhouse though and no dumpster will be provided. The board agreed a yard sale could be planned for next spring.

**V. MANAGEMENT REPORT**

**A. Fall Pool Repairs**

Continental Pools will offer a 10% discount if repairs are done in the fall. Bruce explained the various items needed. The sand filters need recharged.

Motion to approve the pool repairs to be done this fall as recommended, with a budget set at \$5,330. Glaser/Tunder Vote: 7/0/0

**B. Revisiting Pit Bull Rules**

The Maryland law has been reversed so the liability is back on the dog owner. The board will rescind their ruling. It was suggested that the lawyer review the resolution to rescind the rule.

Action: Send the rescinding resolution to the attorney for review.

Motion to approve rescinding the pit bull rule once we hear back from the lawyer on the resolution. Tunder/Ezzati Vote: 7/0/0

**C. 2016 Audit Report**

Motion to approve the 2016 audit as presented. DeHaven/Tunder Vote: 7/0/0

**D. Tree Removal Request**

\*\*\*\* requested a common area tree on the side of his house be removed since the roots are damaging his fence and A/C unit. The homeowner will be responsible for any root removal he desires. Cost: \$927 for removal and stump grinding. The roots are likely to keep growing even if the tree is gone. Some discussion of whether other homeowners will ask for the same thing. City code says no live tree should be cut down. These issues are taken on a case by case basis.

Tabled until the tree is reviewed by the Board.

**A. 2018 Draft Budget**

Includes a 4% increase in dues to \$56.00 for single family homes and \$63.50 for townhomes. Some discussion of the landscape improvements. The reserve study numbers shifted line items but the amounts are still the same. The reserves were being slightly underfunded and the difference needs to be made up quickly. The pool and landscape maintenance contracts will go up in 2018. Some discussion of how to not raise the dues. The board wants to avoid a special assessment and raising the dues slowly keeps that at bay. A 5% increase locks in the fulfillment of the reserve amount. It was suggested to give a look back at dues increases, and lack thereof, when communicating a raise this year. The increase will also help fund improvements to the landscaping.

Motion to approve the 2018 draft budget with adjustments so the dues increase is 6% (\$57 and \$64.50) Warehime/Tunder Vote: 7/0/0

Action: Send a postcard to direct the community to find the budget online. A note will point out the reserves, contract increase and the proposed landscape improvements.

**VI. NEW BUSINESS**

**A. Trimming Along Fence Line**

Word went out in the newsletter about the need for homeowners to trim along their fence lines. Letters can be sent to all the homeowners.

**V. OLD BUSINESS**

There was no old business.

**VII. ADJOURNMENT**

There being no additional business for the board to conduct at this time, the Board meeting adjourned at 9:00 p.m.

Motion to adjourn the meeting at 9:00 p.m.                      Warehime/Tunder                      Vote: 7/0/0

Respectfully submitted,

Liz Van Brunt

Recording Secretary