

Taskers Chance HOC, Inc.
Regular Meeting Minutes
February 15, 2018

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on February 15, 2018 at 7 p.m.

Present:

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

Absent:

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

Rev. William Warehime, Director

Others Present:

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

1 resident

I. CALL TO ORDER

Mr. Horacio Rodriguez, 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 November 16, 2017 meeting minutes as presented.
Schmitt/Tunder Vote: 5/0/0

III. HOMEOWNER OPEN FORUM

A resident commented that there has been a lot of trash on Bel Aire. There have been quite a few shopping carts abandoned in the neighborhood too. Jet services will be called to pick up the trash. There is a motorcycle on Heathfield that has not been moved in over a year. A notice will be sent to the homeowner.

IV. MANAGEMENT REPORT

A. Pool Maintenance Contract

Continental Pools submitted an itemized list of pool repairs. Some items fall under reserves and some under operating. Some discussion of the various items. Many of the items are

required for the health inspection. They are offering a chemical automation option that could be purchased under capital improvements. The white coat will probably need to be done in fall 2018 or 2019. Some discussion about online pool pass distribution options.

Motion to approve the pool repairs as outlined in the proposal submitted by Continental Pools to be paid by reserves and operating line items, depending on the items as itemized by Nancy - minus items #17, #20 and #21 for a total of \$13,887.40. Tunder/Glaser
Vote: 5/0/0

Action: Nancy will separate out the capital, reserve and operating items.

Action: Nancy will send the board the past cost for white coating the pool.

B. Pool Pass Distribution Materials

Tabled until the board can review it and a vote can be held by email.

C. Request for Tow Compensation

A homeowner is threatening a civil lawsuit for \$1,100 due to alleged wrongful towing of his vehicle. Two tow warnings were placed on the vehicle by the community inspector due to expired tags. The photos taken by Dorseys do not show temporary registration in the back window on the day of towing. PMP requested confirmation of the temporary registration and offer to settle for \$100 solely for the purpose to not have to defend his allegation and spend the community money on court fees. The lawyer can prepare a short release. This situation could have been mitigated by the homeowner by simply responding to the tow notices, asking for an extension or simply getting the auto registration renewed.

Motion to take the attorney's recommendation to offer \$100. Schmitt/Glaser
Vote: 5/0/0

D. Classic Landscaping

Classic is being bought by Ruppert. The staff will probably stay the same.

Motion to approve the consent to assignment of the landscaping contract from Classic to Ruppert. Glaser/Tunder Vote: 5/0/0

E. Gardener's Painting Proposal

The Clubhouse flood drenched the carpet and upon turning the heat up to help the carpet dry, it created a greenhouse effect and there are now water stains on the walls. The proposal includes stain guard, repair to the floor moulding and painting for \$2,250.

Motion to approve the Gardner's painting proposal for the Clubhouse meeting room and be paid by reserves. Schmitt/Warehime Vote: 5/0/0

V. NEW BUSINESS

It was suggested to put a temperature sensor in the pump house that could send a notification to someone if it gets too cold. It was also suggested that bigger heater be installed that has a temperature sensor on it or to insulate the room/pipes.

Action: Nancy will talk to Brandenburg Electric for possible solutions.

V. OLD BUSINESS

There was no old business.

VII. ADJOURNMENT

There being no additional business for the board, the meeting adjourned at 8:25 p.m.

Motion to adjourn the meeting at 8:25 p.m.

Glaser/Schmitt

Vote: 5/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary