

Taskers Chance HOC, Inc.
Regular Meeting Minutes
April 19, 2018

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on April 19, 2018 at 7 p.m.

Present:

Mr. Horacio Rodriguez, President
Mr. Brian Schmitt, Vice President
Rev. William Warehime, Director
Mr. Brian DeHaven, Treasurer
Ms. Sue Ezzati, Director
Ms. Belinda Morton, Director
Ms. Sharon Glaser, Director

Absent:

Ms. Shauna Tunder, Secretary

Others Present:

Ms. Nancy Keen, Vanguard Management, Community Representative
Dave Geis, Ruppert Landscape
Liz Van Brunt, Recording Secretary

2 residents

I. CALL TO ORDER

Mr. Horacio Rodriguez, President of Taskers Chance HOC called the regular meeting to order at 7:00 p.m. with a quorum present.

II. MINUTES

Motion to approve the February 15, 2018 meeting minutes as corrected. Schmitt/Warehime
Vote: 6/0/1 Sue abstained since she was not in attendance.

III. COMMUNITY ITEMS

A. Landscape Report

Mulching and edging have been done. Mowing starts April 20th. Some proposals were shared for replacement trees and shrubs. Some work will be done complimentary. One pine tree looks like it was clean cut for a Christmas tree back in December. Some discussion of a few particular areas that need tree replacement, especially for noise coverage. Dave will review and update the master plan and can send out a new updated copy. Items from the master list will be added each year.

Some discussion of transplanting some areas. Once it warms and the plants revive, these areas can be reviewed to see what needs improvement.

The watering contract was included along with the monument beds proposal. There is a \$4,000 credit still available.

I. HOMEOWNER OPEN FORUM

A resident commented on a dead black pine tree behind their house. The board decides which area of the master plan update is next and can include this one in the upcoming removal. The board will look at the updated master plan Dave is preparing.

Another resident commented on the parking of a neighbor who has many cars and multiple ones that don't move at all. Some are stuffed with items. One has been in position for 16 years. Cars have to be moved on a regular basis (every 72 hours). A violation letter can be sent along with a tow order. Reporting has to come from the resident(s) who sees the problem. Code enforcement has an online application to report hoarding. The resident is concerned about it being a fire hazard.

The resident also asked about permitting for a fence. On the Taskers Chance website there is an ACC application. A question was raised about paving the front yard to make a driveway. There is a standard of how much grass needs to be left due to green space requirements. Details are available online. The curb cannot be removed according to the city regulations.

A board member inquired if violation letters were sent for the Halloween and Christmas decorations that are still up.

II.

III. MANAGEMENT REPORT

A. 2018 Watering Contract/Tree Replacement

Ruppert Landscape submitted a watering contract for the flowers and new trees. Some discussion of various areas needing water. Greenspring plants were removed until replanting timing makes sense. There is a master plan for landscaping for fall of 2018.

Motion to approve the 2018 watering contract of flowers and enhancements as proposed.

Ezzati/Morton Vote: 7/0/0

Motion to replace the blue spruce that was cut down for \$472. Ezzati/Morton

Vote: 7/0/0

B. Pool/Clubhouse Monument Landscape Proposal

The landscape committee approved a new design for the landscape bed at the pool entrance monument. The design is intended to mimic the front entrance bed.

Motion to approve the pool/clubhouse landscape proposal and apply the \$4,000 credit.

Ezzati/Morton Vote: 7/0/0

C. Greenspring/Pool Parking Lot Painting

The cost for Jet Services to re-paint all parking space lines and numbers in the Greenspring's townhouse parking area is \$1,036. Jet's proposal was the lowest.

The pool parking lot lines and symbols would cost \$584.

Motion to approve Jet Services to re-paint all parking space lines and numbers in the Greenspring townhouse parking area and the pool parking lot. Morton/Glaser
Vote: 7/0/0

D. Power Wash Clubhouse and Entrance Monuments

Squeaky Clean proposed \$1,140 to clean the monuments and clubhouse.

Motion to approve the Squeaky Clean power washing of the clubhouse exterior and the entrance monuments. Ezzati/Morton Vote: 7/0/0

E. CD Movement

There is \$140K in the general reserve money market that Vanguard recommends moving: \$50K each into a 2019 CD and a 2022 CD, with the final \$40K into a 2023 CD in order to ladder the funds. The recreation reserves money market can move \$50K into a 2020 CD and \$40K into a 2023 CD.

Motion to move the money market excesses as recommended by Vanguard.
Morton/DeHaven Vote: 7/0/0

I. NEW BUSINESS

There have been many recent complaints about the trash corrals. There seems to be a construction company that is dumping their waste in the Long Acre corral. Some residents throw their furniture in the corrals. The residents would need to vote 51% to have them removed. One resident would like to have a vote count. A letter can be sent explaining the costs and that the residents need to report the issues in order to fine the violators. One suggestion was to have a security camera posted. An option could be to create an incentive to capture the violators on camera. Taskers View corral has issues too.

Action: Nancy will send a letter to the Long Acre residents about the corral issues and costs.

V. OLD BUSINESS

There was no old business.

VI. ADJOURNMENT

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:05 p.m.

Motion to adjourn the meeting at 8:05 p.m. Ezzati/Schmitt Vote: 7/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary