

Taskers Chance HOC, Inc.
Regular Meeting Minutes
June 21, 2018

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on June 21, 2018 at 7:00 p.m.

Present:

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

Absent:

Ms. Shauna Tunder, Secretary
Mr. Brian DeHaven, Treasurer
Ms. Sue Ezzati, Director

Others Present:

Ms. Nancy Keen, Vanguard Management, Community Representative
Renee Henning, Recording Secretary
2 Homeowners

I. CALL TO ORDER

Mr. Horacio Rodriguez, President of Taskers Chance HOC called the regular meeting to order at 7:01 p.m. with a quorum present.

II. MINUTES

Motion to approve the April 19, 2018 meeting minutes as presented.

Schmitt/Glaser Vote: 5/0/0

III. HOMEOWNER OPEN FORUM

A. Park Gate & Trash - A homeowner commented they were glad to see they are spraying for the weeds and neighbors are cutting their grass. Noticed the eastern gate is off of its hinges at the park. Management noted that it has been reported to the Westridge Shopping Center. The homeowner is concerned about the trash corals being misused and trash being piled outside of the bins. Requested communication be sent out to the homeowners in the area to put their trash in the bins, use recycling, and remind those outside of the community to not use the bins.

A homeowner asked if solar panels are allowed and if there are any restrictions. Management noted that by Maryland law, it is allowed.

A homeowner noted that there is trash being left on the footpaths through the parks. The Board suggested contacting the City and reporting the problem by going to www.cityoffrederick.com and the request will be processed quickly. The Association does work with the City to have clean up days a few times a year to help reduce the trash and create awareness.

IV. MANAGEMENT REPORT

- A. **Landscaping Proposals** – As the Landscape Committee requested, Ruppert Landscapes has submitted several proposals to remove dead/declining black and white pines and replace with various screening recommendations. They also included a proposal to install eleven Forsythia in an empty bed space along Baughman’s Lane.

A Board member spoke with the homeowner along the Baughmans Lane proposed area, behind Dulaney Mill Dr, and they said they were ok with the proposed forsythias there.

For the proposal of a plant screening behind Dulaney Mill Dr, the Board discussed the area may become too crowded with the evergreens. Would like to ask Ruppert Landscapes if they would consider transplanting or relocating it to the other Dulaney Mill Dr area to spread out the trees.

For the proposal of removing black pines and replacing with matching existing spruces behind Lindfield, the homeowner has requested that they not be placed in the same spot.

The Board would like to ask Ruppert about putting smaller evergreen or shrub plants in the bed with the sign in front of the community on Green Springs. There are signs and witnesses of children stomping and playing in the bed and killing the plants. Would like to consider heartier plants that discourage climbing on the sign.

Action: A Board member will ask Ruppert Landscapes to discuss the above changes the Board would like to make to the proposals.

Motion: To approve the proposals for the landscaping work by Ruppert, with further discussions of the above adjustment to relocate or transplant a tree from 1029 to 1033 Dulaney Mill Dr.

Morton/Schmitt Vote: 5/0/0

- B. **2017 Audit** – The 2017 Audit was provided for approval.

Motion: To approve the 2017 Audit.

Glaser/Warehime Vote: 5/0/0

- C. **Equity Adjustment Resolution** – There was a recommendation for an inter-equity adjustment be made to increase the Reserve equity by \$177,569.00.

Motion: To authorize Management to perform the recommended inter-equity adjustment to increase the Reserve equity and decrease the Prior Year’s Income.

Schmitt/Warehime Vote: 5/0/0

D. Pool Passes Lost Fee Waiver Requests – A homeowner has reported their pool passes lost and asking for a waiver of the fee. Provided reasoning for their circumstances and that they were very old passes. The Board determined it would be unfair to make exceptions for the individual without making exceptions for other homeowners.

IV. NEW BUSINESS

No new business discussed.

VII. ADJOURNMENT

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:00 p.m.

Motion: To adjourn the meeting at 8:44 p.m.

Schmitt/Morton Vote: 5/0/0

Respectfully submitted,

Renee Henning

Recording Secretary