

Taskers Chance HOC, Inc.  
Regular Meeting Minutes  
October 18, 2018

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on October 18, 2018 at 7 p.m.

**Present:**

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

**Absent:**

Ms. Shauna Tunder, Secretary  
Ms. Belinda Morton, Director

**Others Present:**

Ms. Nancy Keen, Vanguard Management, Community Representative  
Liz Van Brunt, Recording Secretary  
10 residents

**I. CALL TO ORDER**

Mr. Horacio Rodriguez, President of Taskers Chance HOC called the regular meeting to order at 7:03 p.m. with a quorum present. There were not enough homeowners to reach a quorum for the annual meeting. The second attempt will be held on November 15, 2018.

**II. MINUTES**

Motion to approve the August 16, 2018 meeting minutes as presented. DeHaven/Tunder  
Vote: 6/0/0

**III. HOMEOWNER OPEN FORUM**

Kyle Mulcahy, who is running for a board position, shared his bio and his interest in serving on the board.

A resident suggested that more copies of the agenda and minutes be available at high attendance meetings. Normally only 3-4 residents attend meetings. The minutes are posted online after they are approved. Approval happens at the following meeting. It was suggested to post the meeting agendas online before the meetings. Agendas are prepared about one week before the meeting. Usually email reminders are sent out about the upcoming board meetings. The board agreed that outdoor signs could be posted a week before the board meetings.

A question was raised about street repairs. On the city's website there is a "report a problem" link where streets that need repair can be posted. They respond better to homeowner requests rather than HOC requests.

A resident asked out the maintenance authority of the community trails – some parts are city and some parts are community. When there are drug and vandalism issues they are best reported directly to the police. If you see something, say something – this includes trash and other issues. The police want to be called and have a reason to patrol the community. There was a comment that there used to be trash cans and dog waste stations along the trail that are no longer there. The dog stations were part of the city park.

The security patrol is not authorized to make arrests. Sometimes they are in marked cars but other times they are unmarked.

If there are streetlights out they need to be called in to the city.

There has been a Neighborhood Watch but it requires a certain number of participants to be official. There are also NAC meetings that residents can attend and share their concerns.

A question was raised as to the process for violations (landscape, property, etc.) Contact Vanguard Management who can then send violation letters, inspectors can be sent out, fines can be assessed and eventually liens can be placed on the offending properties. The city can also be contacted. When houses are in foreclosure there is a limit as to what enforcements can be applied. The board encouraged everyone to report all issues to management and, when applicable, to the police and city.

A resident reported that there are some dead trees on common area near a homeowner. There is a plan for tree replacement. They would prefer a different kind of tree be planted rather than a pine tree.

A resident spoke about a neighbor whose cat wanders around their porch and since they are allergic they need the cat to not be on their yard. They can contact the neighbor, management and/or animal control. There are also feral cats in the community.

Campaign signs can only be on homeowner property 30 days before and 7 days after an election. These signs cannot be placed on community property. Management can call Jet Services to remove the signs.

There was a suggestion to have a community party to get to know neighbors. It would take volunteers. The board explained all the areas where volunteers are needed: pool committee, landscape committee, social committee, etc.

Some discussion of the new community being built adjacent to Taskers Chance.

#### **IV.**

#### **v. MANAGEMENT REPORT**

##### **A. Snow Clearing Contract Renewal**

The city plows the streets. Homeowners are responsible for their sidewalks. The community handles the postal boxes and common sidewalks.

Motion to approve the Ruppert snow removal contract as presented. Ezzati/Warehime  
Vote: 6/0/0

**B. Pool Beam and Shell Repairs**

The board needs to ratify the email approval for the pool beam and shell repairs that are needed prior to the whitecoating. The board discussed the various costs of running and repairing a pool.

Motion to ratify the prior email approval for the pool beam and shell repairs before the whitecoating. This is to be paid from reserves. Schmitt/Glaser Vote: 6/0/0

**C. Pool Furniture Repair**

Criterion will re-strap four arm chairs and re-cord one umbrella for \$297.60.

Motion to approve Criterion to re-strap four arm chairs and re-cord one umbrella for \$297.60.  
DeHaven/Schmitt Vote: 6/0/0

**D. 2019 Operating Budget – Final Approval**

The draft budget was approved and sent to the homeowners this fall.

Motion to approve the 2019 Operating Budget as submitted. Glaser/DeHaven  
Vote: 6/0/0

**E. Reserve Investments**

Two CDs from the Morgan Stanley general reserve account totaling \$100,000 are maturing and management recommends moving \$50,000 into a 2022 CD and another \$50,000 into a 2020 CD to continue laddering funds.

Motion to move \$50,000 from the Morgan Stanley general reserve account into a 2022 CD and another \$50,000 into a 2020 CD. DeHaven/Ezzati Vote: 6/0/0

**F. Landscaping Proposal**

There are some dead trees that need removed on Tollhouse Court.

Motion to approve the Ruppert proposal to remove and plant some trees on Tollhouse Court  
Ezzati/Tuner Vote: 6/0/0

Motion to close the regular meeting and move to executive session at 8:15 pm.  
DeHaven/Schmitt Vote: 6/0/0

**I. NEW BUSINESS**

**A. Sidewalks**

There are some sidewalks that need repaired since they are dangerous due to ground heaving. The addresses will be emailed to Nancy.

**B. Christmas Party for Volunteers**

The Board will consider the date of December 13.

**II. Old Business**

There was no old business.

Adjournment

There being no additional business for the board to conduct at this time, the board meeting adjourned at 8:46 p.m.

Motion to adjourn the meeting at 8:46 p.m.

Ezzati/Schmitt

Vote: 6/0/0

Respectfully submitted,

Liz Van Brunt

Recording Secretary