

Taskers Chance HOC, Inc.
Regular Meeting Minutes
April 18, 2019

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on April 18, 2019 at 7 p.m.

Present:

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

Absent:

Others Present:

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

12 residents – see sign in sheet

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.

II. MINUTES

Motion to approve the October 18, 2018 meeting minutes as presented.
Vote: 9/0/0

Morton/Glaser

III. COMMUNITY REPORTS

A. Pool Preparation

Bruce reported on the pool opening and repairs. He talked about some of the pool staff and that many are returning from last season.

IV. HOMEOWNER OPEN FORUM

A few Green Spring residents commented on the parking problem that has seemed to increase in the past year. It seems that there are more cars there than just for residents. It seems to be a problem for dump trucks or firetrucks to pass through. The original idea was a car would be parked in the garage and in the driveway. The question was raised if designated spaces could be given to the non-garage townhouse to equalize the amount of parking per residence. The streets follow the city authority. They are responsible for towing and ticketing. There are 6-8 commercial vehicles parked frequently on Longacre. They should be moved on a regular basis. That seems to happen randomly. If the vehicles don't move every 48 hours you can call the police. It helps if you call them every day until the problem is solved. The board shared their experiences of how to have success at getting inappropriate vehicles moved. It takes constant and consistent reporting. It can easily take a month. Belinda Morton said she can be contacted to help with communicating with the police.

Part of the solution is the residents sending complaints to Vanguard Management whenever cars need towed from parking spaces or if residents take up too many open spots leaving their designated spot unoccupied. Please report homes that have too many vehicles per household and if cars don't move.

Waterland Court may have enough spaces to assign two spaces for non-garage homes but a change like that has to be applied to all the homes in Taskers Chance and there are not enough spaces in the whole neighborhood for every townhouse to have two spaces.

A letter could be written to garage homes reminding them that the primary spaces for them are their garage and their driveway.

The board asked the attending residents to form a parking committee to research options and issues. People signed up for a meeting dedicated to resolving the parking issues.

A resident commented that the pool parking lot is empty frequently. Cars parked there overnight will be towed. A suggestion was made to designate some pool lot parking spaces as available for community parking and not just for the pool. A parking hang tag could be offered for just the pool lot.

A resident spoke about the Waterland tot lot behind her house and that she has witnessed drug deals. It was suggested to remove the bushes that make the tot lot so secluded. The police should always be called if there are any suspicious activities. The more calls the more response. Often times when the police show up they arrive in plainclothes so the caller may not know the police have responded. Sharing photos of drug deals with the police is very helpful. The board encouraged residents to attend the NAC meetings on the 4th Thursday of every month at 7:00 p.m. in the clubhouse.

On Heathfield there are people parking on the sidewalk. The police need to be called. Take photos.

An access gate to the water catchment area near the shopping center is off its hinges. A code enforcement form needs to be filled out on the City of Frederick Code Enforcement website.

301-600-2102 is the non-emergency police number. They track all the reports so the more reports the more data to help indicate where the problems are.

A resident reported a fence that is not architecturally correct, a resident's overgrown tree that is blocking the sidewalk, a section of common area that is not maintained by the landscapers and a few house repairs that have been neglected. The board said to report all items to the management company, especially with photos.

A resident on Waterland Court commented on a neighbor's tree that is now hitting his roof. The tree owner has not trimmed the tree as requested. Although plant life that is growing over another person's property can be trimmed by the neighbor, sometimes it is too difficult to trim. This is a neighbor to neighbor issue versus a HOA violation. The issue can be outlined by the complainant in a letter to the offender so it is in writing and states that if the issue isn't resolved in 30 days it could go to court. The board suggested that sometimes it helps to offer to split the cost of trimming. The board requested photos of the offending tree be sent to Vanguard.

There is an area by the mailboxes that needs sod or seed. This needs to be photographed and the details sent to management.

If there are complaints about dog dirt not being picked up, the names and addresses of the dog owner need to be given to management in order for them to be able to follow up with a violation.

If a homeowner wants to remove a tree in front of their house they need to get architectural approval. Usually the trees need to be replaced with a similar tree. Call Miss Utility two days before digging. Architectural applications are available on the TaskersChance.org website.

Many roofs are being replaced and they need to use a same, or similar, tile color.

V. MANAGEMENT REPORT

A. Ratify Pool Repair Approval By Email

Motion to ratify the pool repair approval that was made by email.

Ezzati/Tunder

Vote: 9/0/0

B. Greenspring /Estates Path Overlay

About 20% of the path needs to be considered for repair each year according to the reserves. The board discussed the discrepancies in amount of path needing repair that the various companies propose. The board appreciated the details outlined in the Finley proposal: photos, map, root trimming, etc. The board inquired about change orders in case the contractor determines more work needs done than originally proposed. The Finley per square foot rate is less than O'Leary.

Finley Asphalt \$63,118, O'Leary Asphalt \$88,851, and Dominion Paving \$92,279

Action: Horacio will take some photos for the board to see.

Action: Nancy will let Finley know that other companies had varying areas selected for proposed work.

Motion to approve Finley to make the repairs to the Greenspring/Estates Path Overlay to be paid from Reserves. Tunder/Morton Vote: 9/0/0

C. Power Wash Clubhouse / Entrance Monuments

Squeaky Clean proposed power washing 12 monuments. Even after cleaning the monuments, when it rains dirt splashes up on the monument again. The dirt/mulch could be replaced with grass or gravel or small plants could be planted just beneath the signs. The landscape company will be asked for ideas.

Motion to approve Squeaky Clean to clean the 12 monuments. Schmitt/Ezzati
Vote: 9/0/0

D. Reserve Transfer

The General Money Market Reserve has a \$50K CD coming due on 5/28/2019. Management recommends leaving \$86,543.58 in the money market and investing \$30K in a 2023 CD to continue laddering the funds.

Motion to move \$30K in a 2023 CD to continue laddering the funds. DeHaven/Ezzati
Vote: 9/0/0

VI. OFFICER ASSIGNMENTS

Motion to elect Horatio Rodriguez to president. Ezzati/DeHaven Vote: 9/0/0

Motion to elect Brian DeHaven to treasurer. Ezzati/Morton Vote: 9/0/0

Motion to elect Belinda Morton to vice president. Tunder/Glaser Vote: 9/0/0

Motion to elect Brian Schmitt to secretary. Ezzati/Tunder Vote: 9/0/0

VII. NEW BUSINESS

A. Landscaping

The board was asked by the landscaper to consider mulching the beds for the spring and planting bulbs for next spring. The board commented that there are suppliers for other communities that have better luck with plants. Some board members will be meeting with the landscape company this week.

X. 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.

Ezzati/Tunder

Vote: 9/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary