

Taskers Chance HOC, Inc.
Regular Meeting Minutes
April 15, 2021

The Board of Directors of Taskers Chance Homes Corporation met in a Zoom conference April 15, 2021 at 7 p.m.

Present:

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

Absent:

Others Present:

Ms. Nancy Keen, Vanguard Management, Community Representative
Liz Van Brunt, Recording Secretary
Ellen Throop, Association Attorney
Susan Rapaport, Association Attorney
Dan Milenkov, Continental Pools

4 residents called in

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. COMMUNITY ITEMS

A. Lawyers

The Association's law firm, Elmore and Throop has combined with Davis, Agnor, Rapaport & Skalny (DARS). Ellen and Susan spoke about the transition. They have always practiced HOA law. All resources of the firm are available. Susan Rapaport will be the Association's main attorney. They spoke about their working relationship over the past 22-30 years in community involvement, client work and general law. Any open items with Taskers Chance can be completed by Kathleen and Ellen. DARS will pick up any new items. Nancy also spoke of how she has heard great things about DARS over the years. Horacio thanked them for attending the board meeting.

B. Pool Items

Dan, Continental Pools, introduced Daniel Cardenasii who will manage the pool. The pools are operational although some filtration system work is being done. Lifeguard training will happen in May. Recruiting is going a bit slower than expected. They propose opening June 21st. The Pool Committee meets next week and are proposing July 3 with maybe a July 1 soft opening. This allows time to put the mandated restrictions in place and to see how the vaccinations are progressing. Continental is able to handle the additional required cleanings without additional time being added to the daily schedule. This includes disinfecting high touch areas like the pool handrails and ladders, as well as faucets and shower handles. There will be an additional cleaning supply cost. Some discussion of pool equipment usage. That would require extra cleaning that the lifeguards are not able to perform. Some discussion of allowed number of pool patrons.

III. MINUTES

Motion to approve the February 15, 2021 meeting minutes as presented. Morton/Ezzati
Vote: 9/0/0

IV. HOMEOWNER OPEN FORUM

A homeowner asked about the parking issues around Chestnut Hill Way. Some documents were shared with the board so they will discuss them later in the meeting.

A homeowner on Waterland Way spoke about the parking and is glad the board will be discussing this issue tonight.

There is a Heathfield common area tree that has its original bark guard which needs removed.

V. MANAGEMENT REPORT

A. Spring Opening Pool Repairs – ratify email

Management and the Pool Committee met on site with Continental Pools on March 17, 2021 to review their proposal. The lane reel could be a reserve expense.

Motion to ratify the Board approval by email of the Continental Pools proposal for pool repairs and supplies needed for spring opening, except for power washing the pool deck. The lane reel will be a reserve expense. Morton/Ezzati Vote: 9/0/0

B. Pool Opening Discussion

Maximum number of patrons allowed could be 50% (100 patrons) but there is no clear direction from Frederick County for the 2021 pool opening. It has been suggested to follow the Montgomery County guidelines which is 50%. This would allow for social distancing. Memorial Weekend might be too soon for all the training and restrictions that will be required. Opening a few days before the July 4th weekend would be wise to work out any challenges. If the logistics are in place before July, an earlier opening would be nice. There

will be new pool pass software and hardware that needs chosen and enabled before the pool opens. Capacity limits will need to be enforced.

Pool furniture will require extra cleaning and therefore will not be used. It can be stored in the baby pool area since that will be closed for the season. People can bring their own chairs but must take them home each day. New pool rules will be written to encompass the COVID restrictions.

C. Power Washing Proposal

Squeaky Clean submitted a proposal for power washing the clubhouse, twelve entrance monuments and the pool deck

Motion to accept the proposal as presented from Squeaky Clean.

Ezzati/Warehime

Vote: 9/0/0

D. Lavenport Way Tot Lot Bench

Management observed the bench at the Lavenport Way tot lot is missing a slat and is severely rotted. Playground Specialists submitted a proposal to remove and replace the bench. This cost can be paid from Reserves

Motion to accept the Playground Specialists proposal for the Lavenport Way tot lot bench to be paid from Reserves

Morton/Ezzati

Vote: 9/0/0

E. Townhouse Assigned Parking Request

A group of homeowners from the Greenspring section of townhomes would like the Board to assign two parking spaces to each non-garage home instead of the one space currently assigned. As previously discussed, there is limited parking and assigning two spaces would greatly reduce the guest parking in certain courts and would be impossible in several courts. Belinda inspected each townhouse area and counted all the parking spaces and non-garage homes in each court. There was also a previous study a few years ago. The final review concludes that it is not feasible to change the parking. A homeowner in attendance at the meeting requested to see Belinda's count. The board will provide that. It was reiterated that the developer simply did not build enough parking. A board member proposed asking the city that they designate some parking spaces on some of the city streets in this area. Seeking results from the city is a separate issue and will be handled outside of the HOA. The city approved the original parking, and the association cannot change or control the city streets.

The Board has only heard from 6-7 concerned non-garage homeowners. There are many garage homeowners that would not be in favor of the Board making this decision regarding the common area parking. We need to be fair to everyone. Common areas are for all homeowners. The board will communicate this motion with the homeowners who requested the parking changes. The parking policy will be mentioned in the newsletter and encourage garage owners to use their garage and driveway for parking their cars.

It was reiterated that whenever someone sees a trailer on a city street they need to call the police every time.

Motion to keep the parking policy that is in effect already. Morton/Warehime
Vote: 8/1/0

F. Engagement Letter with Davis, Agnor, Rapaport and Skalny

The Association's law firm, Elmore and Throop, has combined with Davis, Agnor, Rapaport & Skalny (DARS). Susan Rapaport will be the Association's main attorney. Their fee structure is comparable

Motion to sign the engagement letter with DARS. Morton/Ezzati Vote: 9/0/0

G. Reserve Investments

The Operating accounts are currently over the FDIC limit, Management would recommend investing \$50,000 from the Recreation operating account into a 6-month Morgan Stanley Operating CD. In addition, the Morgan Stanley General Reserves MM currently has \$113,032.95. Management would recommend investing \$50,000 into a 2023 CD and \$25,000 into a 2025 CD to continue laddering the funds

Motion to invest \$50,000 from the Recreation operating account into a 6-month CD, invest \$50,000 from the General Reserves MM into a 2023 CD and \$25,000 into a 2025 CD to continue laddering the funds. DeHaven/Morton Vote: 9/0/0

H. Landscape Proposals

The original spreadsheet of the dying trees has been completed. These proposals cover a list of new trees at issue. One proposal requires special equipment due to the size and number of trees.

Motion to approve all of the Ruppert landscape proposals as presented. Bokee/Morton
Vote: 9/0/0

VIII. OLD BUSINESS

There was no old business.

IX. ADJOURNMENT

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:49 p.m.

Motion to adjourn the meeting at 8:49 p.m. Tunder/Ezzati Vote: 9/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary