

Taskers Chance Homes Corporation

c/o Vanguard Management
P.O. Box 39* Germantown, MD 20875
(301) 540-8600 Fax (301) 540-3752

Regular Meeting

Community Pool House
Thursday, August 16, 2007

Board Members Present:

Horacio Rodriquez Shauna Tunder Sue Ezzati
Sharon Glaser Teri Thorowgood Brian DeHaven

Absent:

Dr. Angelo Belinda Morton Edward Cafrey

Recording Secretary:

Denise Radzilowski

Community Manager:

Nancy Keen, Vanguard Management

Horacio called the meeting to order @ 7:00 p.m.

Homeowner Forum:

Robert Smith of Storrington Drive attended the meeting to inquire as to whether the Board had considered installing a fence to keep out trespassers.

Minutes:

The minutes from the June meeting were presented for review and approval.

MOTION ➔ A motion was made by Sue and seconded by Shauna to approve. Terri abstained. Motion passed.

Landscape Walk-Through:

Management presented a site inspection proposal from Classic Landscaping regarding various dead trees.

MOTION ➔ A motion was made by Sue and seconded by Shauna to approve the proposal as presented to replace the dead trees. Motion passed.

Elevate Pine Trees around Pool and Clubhouse:

Management obtained a proposal to elevate the Pine Trees 3'-4' around the Pool and Clubhouse. Karen with Classic Landscaping has offered a 25% discount off of the original estimate of \$660.00 bringing the cost to \$495.00.

MOTION ➔ A motion was made by Shauna and seconded by Brian to approve the proposal as presented for the Pine Trees located on either side of the Pool parking lot. Motion passed.

Clubhouse Flood Lights:

Management obtained a proposal from Brandenburg Electric to install four (4) motion sensor lights on the Clubhouse for a total cost of \$1,250.00.

MOTION ➔ A motion was made by Brian and seconded by Sue to approve. Motion passed.

Tot Lot Resurfacing:

Management presented a proposal to install “woodcarpet fiber” in place of the wood chips that are currently there.

MOTION → A motion was made by Shauna and seconded by Terri to approve the proposal from Playground Specialist at a cost totaling \$3,784.00. Motion passed.

Handrail Painting:

Management presented proposals from Jet Services and Gardener’s Inc. to paint 750 lf. of handrail on the retaining walls.

MOTION → A motion was made by Brian and seconded by Sue to approve the Proposal from Gardener’s Inc at a cost of 2,600.00. Motion passed.

Storrington Drive Trespassing/Proposed Fence:

The Board requested that Management obtain a proposal from Greenhorne & O’Mara to complete a site plan revision with the addition of installing a fence along Shookstown Road and Baughman’s Lane.

Community Patrol:

Management presented proposals from May Security and American Protective Service for the Board’s review. May Security has an hourly rate of \$20.00 per hour with a four (4) hour minimum whereas American Protective Service has an hourly rate of \$24.00.

MOTION → A motion was made by Sue and seconded by Shauna to accept the proposal from May Security to perform patrol services three (3) times a week between the hours of 8:00 p.m.-12:00 a.m. to include Saturday during every rotation. Motion passed.

Management will advise May Security to contact Horacio when they are on the property as well as provide a daily activity log.

New Business:

Shauna reported that Belinda requested that the Board consider meeting monthly as opposed to its current bi-monthly meeting.

MOTION → Tabled

Storm Water Management Ponds:

MOTION → A motion was made by Sue and seconded by Shauna to approve the installation of thirty (30) Crepe Myrtle and Arborvitae shrubs around each Storm Pond to be used as a screen to be completed in the fall of 2007. Motion passed.

Adjournment:

MOTION → A motion was made by Sue and seconded by Dr. Angelo to adjourn the regular meeting. Motion passed.

The regular meeting adjourned @ 9:23 p.m.