

Taskers Chance HOC, Inc.
Regular Meeting Minutes
October 16, 2008

The Board of Directors of Taskers Chance Home Corporation met at the Clubhouse, Frederick, Maryland on October 16, 2008 at 7 p.m.

Present:

Ms. Sharon Glaser, Director
Mr. Brian DeHaven, Treasurer
Ms. Sue Ezzati, Director
Mr. Horacio Rodriguez, President
Ms. Shauna Tunder, V. President
Ms. Belinda Morton, Secretary

Absent:

Ms. Teri Thorowgood, Director
Mr. Edward Caffrey, Director

Others Present:

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

I. CALL TO ORDER

Mr. Horacio Rodriguez, President of Taskers Chance HOA called the regular meeting to order at 7:21 p.m. with a quorum present.

II. RESIDENT FORUM

A resident spoke about the complaints they have had about their kids playing/ skateboarding on the street in the front of their home. The homeowner is out with her children to be sure they are safe. Not all parents are out when their children are out. She tries to help keep them out of the street and safe. The board clarified that it is mainly the after dark play that is troubling. Tot lots are just for kids and they close at sundown. The board also requested that this homeowner help by reporting any issues she observes. Some tennis courts may be turned over into basketball courts. This subdivision does not have many spaces for older kids to play. The board appreciated the effort that the homeowner has put into helping the youth be safely entertained.

Another resident appreciated the expanded access on Bel Aire Lane and Key Parkway. The board explained that there will be more advancements – four way stop, painting lines. There will be a four way stop at Schaeffer and Bel Aire Lane also. Some of these stop signs will hopefully cut down on the through traffic.

A yard decorating question was raised – there is only 1 first prize and a runner up for single family and also town homes. The ACC are the judges and they meet the second Saturday of every month, unless they don't have any applications to consider. Yard up keep is important. This competition is to help encourage people to take care of their yards. Some discussion was held about foreclosed and houses for sale. The city charges \$250 when they mow for the homeowner.

There is a condemned house and the city code officer, David Beeres, wouldn't give specific details, except to say that the interior of the house is at issue. The city is supposedly working with the homeowner on this issue. The structure is fine. The home is in foreclosure.

III. MINUTES

Motion to approve the August 21, 2008 Meeting minutes as presented. Ezzati/Tunder

Vote: 6/0/0

IV. LANDSCAPING REPORT

Many trees will be replaced. Other work is happening and it all should be done by the end of November. There was note that the original request for fall planting was to use two colors and only one color was used. Classic will fix that.

V. MANAGEMENT REPORT

A. Pool Contract

Different lights are left on due to different use of the pool house. Often the pool house lights are turned off and they shouldn't be. A note can be posted near the switch. A timer may be useful.

The Continental Pools cost has gone up by 7%, although the 2009 season has an extra week, with the total being \$51,500. If the pool hours were shortened by one hour the cost could be reduced by \$3,750. The sign-in sheets will be checked to verify the pool usage to see if a time change would have much impact. The pool use seems to be rising over the years. Weekends and evenings are the busiest.

Drink vending machines can be considered again once the security system is upgraded.

Pool contract decision is tabled until the November meeting in order to do some more research as to the pool usage.

B. 2009 Budget

The budget was sent out to all the homeowners and no questions were raised to management. Reserves were explained to the homeowners present. A replacement reserve study was done last year. The Corporation was determined to be in a good position.

There was a question from a resident to clarify the pool budget. The funds are line-itemed into repairs, bills and other necessary items.

There was some discussion as to what belongs to the homeowner's corporation versus the city. There was some discussion as to allowance of ham radio antennas.

Motion to approve the 2009 budget as written DeHaven/Morton Vote: 5/0/0

C. 2007 Audit

Goldklang, Cavanaugh & Associates said the audit went well. Keep an eye on the delinquencies.

Motion to approve the audit and go to final. DeHaven/Tunder Vote: 5/0/0

D. Snow Contract

Classic sent in a proposal for sidewalk clearing. Waive or accept Automatic Ice Policy.

Motion to approve Contract with the Automatic Ice Policy. Tunder/Morton Vote: 5/0/0

E. Reserve Investments

Two CD's mature in November.

Motion to transfer \$40,000 from the Smith Barney operating account to buy a CD maturing in 2010. DeHaven/Ezzati Vote: 5/0/0

Motion to transfer \$19,000 from the CD maturing 11/7 and \$16,000 from the Smith Barney Money Market account for a total of \$35,000 to buy a CD maturing 2014. DeHaven/Tunder Vote: 5/0/0

Motion to take the CD maturing 11/5 for \$17,000 and \$23,000 from the Smith Barney Rec. Reserve Money Market account into a \$40,000 CD that matures in 2014. DeHaven/Ezzati Vote: 5/0/0

F. Waiver Requests

*****Waiver Request - \$45 for Notice of Intent Fee

Motion to deny the waiver request for ***** Tunder/Ezzati Vote: 5/0/0

*****Waiver Request - \$35 returned check fee.

Motion to deny the waiver request for ***** Tunder/Morton Vote: 5/0/0

V. OLD BUSINESS

A. Pool Pass Software

Horacio tested the software for the pool passes and it works well. The cost for the software, printer and scanner will be around \$1,000. The details will be sent to the board by email. Vanguard suggests having multiple people trained to run the pool passes. There was discussion of the pool pass process of Vanguard.

B. Security Cameras

Horacio is looking into which would be best. They would be motion sensitive. An external drive could be hooked up to download the data rather than use the internet. If a vending machine is installed security would need to be focused on that area too. He will send all the details to the board by email.

C. Lockers

Horacio found some lockers that would be good for the pool staff, the pool pass computer and the security video recording. The details will be sent to the board by email.

VII. ADJOURNMENT

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 9:20 p.m.

Motion to adjourn the meeting at 9:20 p.m. Tunder/Morton Vote: 5/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary