

Taskers Chance Homes Corporation

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

Regular Meeting

Pool Clubhouse
Thursday, November 15, 2007

Board Members Present:

Horacio Rodriquez	Shauna Tunder	Edward Caffrey (late)	
Brian DeHaven	Sue Ezzati	Belinda Morton	Teri Thorowgood

Absent:

Sharon Glaser

Recording Secretary:

Denise Radzilowski

Community Manager:

Nancy Keen, Vanguard Management

Horacio called the regular meeting to order @ 7:09 p.m.

Homeowner Forum:

Nothing to report

Classic Landscaping:

David Geis, Branch Manager and Karen Pickard, Office Manager from Classic attended the meeting to discuss any Board concerns.

MANAGEMENT REPORT:

Grounds Maintenance Renewal Contract:

Classic Landscaping presented the renewal contract for the Board's review, which includes all common areas of Taskers Chance and the newly designated area where the new Key Parkway town homes are located. The Board will review other bids along with Classics and make a decision in December.

Pool Management Contract:

Management presented four (4) bids for the Board's review.

MOTION → A motion was made by Shauna and seconded by Sue to accept the proposal from Recreational Enterprises for a total cost of \$48,000.00. Motion passed.

Snow Removal Contract:

Classic Landscaping presented a proposal to clear the common sidewalks within the community. The cost to clear the walks/steps with shovels and blower has remained the same.

MOTION → A motion was made by Sue and seconded by Shauna to approve. Motion passed.

Excess Income Resolution:

MOTION → A motion was made by Brian and seconded by Ed to "elect to apply all or part of the excess assessment income to the following year's assessments and that such final amount shall be at the Board's discretion". Motion passed.

MOTION → A motion was made by Brian and seconded by Sue to move \$125,000.00 from Operating Checking Account & Operating MM into a Smith Barney Operating six-month & 12 month CDs. Motion passed.

Adjournment:

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

The regular meeting adjourned @ 8:30 p.m.

