

Taskers Chance HOC, Inc.
Regular Meeting Minutes
June 18, 2015

The Board of Directors of Taskers Chance Homes Corporation met at the Clubhouse, Frederick, Maryland on June 18, 2015 at 7 p.m.

Present:

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

Absent:

Mr. Brian Schmitt, Director

Others Present:

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

1 resident

I. CALL TO ORDER

Mr. Horacio Rodriguez, President of Taskers Chance HOC called the regular meeting to order at 7:07 p.m. with a quorum present.

II. MINUTES

Motion to approve the April 16, 2015 meeting minutes as presented. Ezzati/Tunder
Vote: 6/0/0

III. COMMUNITY ISSUES

A. Pool review

There were some resident complaints about pool behavior and lifeguard responses to some pool issues. Explanations were provided by Bruce from Continental Pools. There should be no jumping or diving off the chair. It's ok to for lifeguards to get wet but they should walk to their next chair rather than swim. All closings, pool water chemical balances, events, etc., are recorded. The bathrooms have been clean and the pool has looked great. When thunder is heard or lightning is seen the pool must close for 45 minutes.

Some parents are not happy with the switch of 14 to 16 for unaccompanied minors at the pool.

IV. HOMEOWNER OPEN FORUM

No residents spoke up.

V. MANAGEMENT REPORT

A. Landscape Improvements

Some dead trees need removed along with a fallen tree. These are on community property. The city has some regulations on dead tree removal. There is conflicting information as to what is allowed for maintenance. The city arborist told the homeowner to call Vanguard.

A question was raised whether the landscape company charts every tree they plant. They do. The replacement of new trees needs to wait until the fall. Not all trees need to be replaced since they were too many planted too close.

There are four rose bushes on an island that are all dead. A resident requested it to be replaced with evergreens. Some discussion of various plants and their heights.

The committee will have some plantings removed and will see what the areas look like after removal before approving the next plantings. The prices of the adjusted work orders will be reviewed. There is a \$5,000 credit with Classic to be considered.

Motion to approve the removal of the dead trees at 228 Thames for \$385.

DeHaven/Ezzati Vote: 6/0/0

Motion to remove the dead trees behind 108 Rose Garden Way now and replace with two Norway spruce in the fall. Ezzati/Tunder Vote: 6/0/0

Motion to approve the removal of the dead shrubs at the four circles in the Estates. Replacement will be decided at a later date after the landscape committee does some research. Added to this work order will be the removal of the dead tree at 1001 Lindfield and some limbs that need trimmed. Tunder/Ezzati Vote: 6/0/0

Motion to approve the proposal 2062 for the removal of the trees and stumps (potentially seven) that will be marked by the landscape committee. Ezzati/Tunder
Vote: 6/0/0

Tabled – The landscape committee will review the area proposed in work order 2063 before approval.

Motion to adjourn the regular meeting and move to executive session at 8:11 pm.
Ezzati/DeHaven Vote: 6/0/0

VI. NEW BUSINESS

There was no new business.

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 8:45 p.m.

Motion: To adjourn the meeting at 8:45 p.m. Ezzati/DeHaven Vote: 6/0/0

Respectfully submitted,

Liz Van Brunt
Recording Secretary