

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING
7 P.M. ON JUNE 11, 2019

The Annual Meeting of the Tanyard Springs Homeowners Association was held on June 11, 2019. The following persons were in attendance:

BOARD OF DIRECTORS

Jayla Walters, President
Michael Brown, Treasurer
Jason Hnat, Secretary

Tim Swigert, Vice President
Tom Balsamo, Director (absent)

Tamru Demsash, Community Manager, CMC
Nancy Puckett, Assistant Manager, CMC
Mac Staples, Vice President, CMC

Recording Secretary, just a MINUTE!
Sheriff Bah, Portfolio Manager, CMC

HOMEOWNERS PRESENT – see sign in sheet

ANNUAL MEETING

CALL TO ORDER

The President called the Annual Meeting to order at 7 p.m.

PROOF OF QUORUM

Jayla Walters stated that quorum of homeowners was met via those homeowners present and proxies received.

AGENDA

Jayla Walters made a motion to accept the Agenda as presented. Tim Swigert seconded, motion passed.

MINUTES

Dave Kurtik read the Annual Minutes from the preceding Annual Meeting and made a motion to approve the Minutes of the Annual Meeting held on June 28, 2018. Jason Hnat seconded, motion passed unanimously.

NOMINATIONS FROM THE FLOOR

Jayla Walters opened the floor for nominations. No nominations from the floor.

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PRESIDENT'S REPORT

Jayla Walters presented the President's Report. Jayla Walters thanked Jason Hnat and Tom Balsamo for their service to the Board. Jayla Walters reported that the reserves are currently 100% funded through cash and investments. The Homeowners Association currently has a positive equity of \$274K. Jayla Walters stated that the use of TownSq has been integral in communicating with homeowners over the past year. Several committees have seen an increase in volunteers over the past year.

ELECTION BALLOTS

Volunteers for the inspection of the election counted the ballots.

COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE

Dave Gurule reported:

- TownSq is reaching 912 homes, with 64% of the community represented.

DESIGN REVIEW COMMITTEE

Michael Brown reported:

- 101 total applications were received for 2018. The average time to process applications was 10 days.
- Three applications were held in violation for completion prior to approval.
- Four applications were received for violations that were discovered during resale of the property.
- Deck improvements, fencing and storm doors comprised most of the applications.
- There were 15 applications were officially closed, with submission of pictures following the completion of the project.
- The volunteers of this committee have saved the community approximately \$2K through processing applications.

FINANCE COMMITTEE

Cheryl Brownwell reported:

- The next meeting will be held on June 18, 2019 to review finance reports and next year's budget.
- The committee proposed a reserve account for snow removal.

MANAGEMENT COMPANY RESEARCH COMMITTEE

Jayla Walters explained that the Board has completed negotiations with CMC and have signed a contract reducing the fees to \$5 per door instead of \$8 per door.

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RECREATION COMMITTEE

Michael Brown reported:

- This committee was formed in 2018.
- Meetings were scheduled during the three months prior to the pool opening, however there were not enough participants.
- Next meeting will be held June 27, 2019 to discuss the pool and cell badge. Feedback will be presented to the board.

RULES AND REGULATIONS COMMITTEE

Ad hoc Committee- No report.

SOCIAL COMMITTEE

Jayla Walters reported:

- Octoberfest, Wine Nights, Tree Lighting Ceremony and Holiday Party are some of the popular events that homeowners have attended.

PARKING AND TRAFFIC COMMITTEE

Volunteer reported:

- Multiple meetings have been held with the county to discuss various parking and traffic options.
- Any suggestions should be forwarded to the committee.

ELECTION RESULTS

The results of the election were announced. Jessica Arseneault and David Gurule were elected to the Board serving two-year terms.

OPEN FORUM

- Inquiry regarding whether the large truck that was parked in the neighborhood is permitted in the community. The truck was parked on a county road, however it could be reported to the county by calling 410-222-8610.
- There is confusion over the road lines. These are called edge lines and they have been determined to decrease speeding in the community.
- Inquiry regarding no parking areas and signage. This request should be forwarded to Management and the Parking and Traffic Committee via TownSq.
- Suggested for a sound barrier wall for noise on Solley Road. There is no plan for this at this time, however suggestions for that area should be directed to the county.
- Inquiry regarding the drop off areas for the school. The school district determines how many buses are sent to the community and where the pick-up/drop-off locations are. The school board has been contacted several times to discuss this matter, however it could be discussed by the Board again in the future.
- Several community members have expressed interest in having the pool house extended.

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The budget for this year already includes the budget for lifeguards at the current hours. The Board could consider increasing the hours in the future, budget permitting. Due to the size of the pool, lifeguards are required during all open hours.

- Inquiry regarding permit parking. Due to the number of spaces in the community, permit parking will not be feasible. Other options are being explored but must adhere to county regulations and fire codes.
- Inquiry regarding the possibility of rumble strips. Due to the community response for the edge lines, the rumble strips were considered too invasive.
- Inquiry regarding why violations are still being placed on vehicles parked at the point, knowing that there are limited spaces. The officers who police the neighborhood are upholding county law, if the vehicle is parked in violation of county law a ticket will be issued. All members of the community are encouraged to attend a county meeting to explain the issues with parking within the community.
- Inquiry regarding scheduling a Town Hall for the community to meet and talk with elected officials.
- Inquiry regarding having the last pool day of the year open to dogs since the pool will be cleaned and shut down to the public. The Board will survey the community prior to considering this option.
- Inquiry regarding weed control in Section D common areas. Management will consider this matter.
- Inquired regarding delinquency within the community. The delinquency rate is posted on TownSq via the monthly meeting minutes. The initial delinquency will result in loss of community privileges (pool/gym) and may lead to a lien or legal action.
- Inquiry regarding homeowners who are not on TownSq are not receiving notifications of price increases. The budget proposals are mailed to homeowners as well.

ADJOURNMENT

Jayla Walters made a motion to adjourn the Annual Meeting at 8:05 p.m. Michael Brown seconded, motion passed.



SIGNATURE

8 December 2020

DATE