

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
ANNUAL MEETING – VIA TELECONFERENCE  
10:37 P.M. ON DECEMBER 8, 2020**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on December 8, 2020. The following persons were in attendance:

**BOARD OF DIRECTORS**

David Gurulé, President  
Jessica Arseneault, Vice President  
Patricia Warner, Secretary

Daniel Zadra, Treasurer  
Chris Augustine, General Director  
Cheryl Brownell, Assistant Treasurer

**OTHERS**

Shireen Ambush, Abaris Realty  
Glen Mammen, Abaris Realty  
Mark Moorman, Abaris Realty

Glen Charles, Abaris Realty  
Henry Leung, Abaris Realty

**HOMEOWNERS PRESENT** – Refer to GoToMeeting attendance sheet.

**REGULAR SESSION**

**CALL TO ORDER**

David Gurulé called the Annual Meeting to order at 10:37 p.m.

**PROOF OF QUORUM/NOTICE**

David Gurulé stated that quorum has been established pursuant to Bylaws Article III, Section 3.5. In accordance with Article III, Section 3.4, notice was sent to all homeowners via email on 11/16/20 and on 11/19/20 via physical mailing.

**MINUTES**

Last year's annual minutes were posted to community website on Frontsteps. Michael Brown volunteered to read last year's minutes from January 11, 2019. Minutes were approved as written.

**ELECTION OF DIRECTORS**

David Gurulé stated that there are 3 positions on the Board that are expiring. Three homeowners will be elected to serve out the remainder of the 2020-22 term, and there is a measure to increase the Board from 5 to 7 members. The terms of Christopher Augustine, Daniel Zadra, and Patricia Warner are expiring, while Jessica Arseneault and David Gurulé will remain on the Board.

**A) Voting Process**

The Board has employed a preferential voting system the 3 candidates who are most preferred will be elected from the 2020-2022 term, if the expansion of the Board passes the next 2 candidates will be elected for the 2019-2021 term. If a candidate drops out or can not take up the elected position the next candidate ranked in the preferential system will be move up. The 3<sup>rd</sup> party voting system will accept votes till 11:59 p.m.

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**B) Call for Nominations**

Alyssa Shirk nominated Ahmed Williams from the floor. Jonathon Trent Carlson nominated Christopher Lyoko from the floor.

The candidates present were given the opportunity to introduce themselves.

Patricia Warner started by introducing herself as a resident for over 2.5 years and stated that she is happy to live here. She continued that both her adult children also live within the community along with her grandchildren, which gives her a different perspective of the community. She wants to continue to make the community grow for the better, and she believes that everyone involved is working to move in a positive direction.

Chris Augustine stated that he bought into section A in August of 2019. He plans to be open and communicative and to cast his vote in the community's best interest.

Chris Lyoko was unable to speak due to not having an active microphone.

**C) Voting Process Reminder**

David Gurulé reiterated the voting process.

**PRESIDENT'S REPORT**

David Gurulé gave the President's Report. David Gurulé highlighted that the following from July 2019 to February 2020: applying nonstick coating to the clubhouse bathroom, removed failed vegetation from play field on heritage crossing, repaired Bracey tot lot, Mockingbird storm water management pond maintenance was performed, changed the waste management companies and made minor repairs to the fitness center clubhouse entrance door. There was also the resignation and subsequent reappointment of three Board members in this time. After the appointment of the three new Board member the Board decided to list their goals. Here are the goals and accomplishments from March 2020 to present: focus on utilization and enforcement of federal and state laws as well as governing documents, increase professionalism, ethics, transparency and communication between Board members and homeowners, listen and respond to homeowners in a timely manner, reduce unnecessary spending and reduce cost, improve maintenance of common property and amenities, and boost community involvement and volunteerism. Focusing on governing documents, we updated the community's charters, enforced governing documents rules and regulations by holding the first community wide inspections. 80% of the homes were cited with an average of 3 citations per home, currently 38% of these homes remain in noncompliance. Daily inspections done by Abaris and notice of violations to correct deficiencies, such as illegal parking, unkempt lawns, and improper placement of trash bins while not in use. Implemented a focus on the collection of late payments of dues by escalating follow up and filing liens as well as reporting to all 3 credit bureaus. Reduced HOA liability by: increasing coverage from 1 million to 2 million for all the money in the reserves plus 3 months of assessments, terminated maintenance of non HOA owned property, removed trees that threatened homeowner and community property, made repairs to the tot lots, and kept within county guidelines regarding the pandemic and any amenities. In regard to transparency, ethics, and communication: the Board held management responsible to fulfill

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contracted requirements or fired them, thoroughly researched proposals before, instituted homeowner comments during board meetings, restarted the Tanyard Times Newsletter thanks to Jessica Arseneault, shared contracts and invoices online for homeowner review, refused the opportunity to take gifts from management or contractors. Listened to homeowner concerns by hiring a new management company, extended no parking on Heritage Crossing, hired a new cleaning company for the clubhouse, established a clubhouse rental fee, replaced and updated the fitness center, and created a community garden committee, all done at the request of homeowners. Reduced cost by terminating Anne Arundel County Police security patrol, transferred 3 storm water retention ponds to the county for maintenance, and are currently in the process of appealing storm water fees and applying for a 50% credit which is a long process. The association received credit for a pool leak that occurred in 2019 and repaired the pool white coat. The Board started tracking late fees as well as credit card interest and duplicate payments by previous management such as up to \$8,000-\$10,000.00 duplicate payments made to the security service in 2019 that we are pursuing the return of. In continuation of reducing the cost, they are pursuing AMG for \$6,000.00 due to their failure to maintain the landscape around the retention pond. Improved the electronic mailing and voting process. Purchased a pool cover that reduces the cost of annual upkeep of the pool. The Board is also conducting a community wide drainage review to help fix the many drainage issues within the community. The Board has also begun the practice of bringing in an engineer for design of repair of roadways to minimize the need for repairs. The board has improved the maintenance of common property, by better oversight provided by management. David Gurulé praised Mark Moorman and Shireen Ambush for the way they go after vendors to ensure that the contracted work is done appropriately. In regard to common property, the signs were all power washed, trees that were threatening property were removed, repaired fences throughout the community, and repaired drainage and erosion issues. A professional HVAC maintenance contract was established. The clubhouse rear doors were repaired preventing unauthorized entry. Damaged playground equipment and pet stations were repaired. Purchased a new motor for the pool filtration system. The fitness center has been updated with new equipment. And in closing the Bluffton to Solley elementary school sidewalk was installed.

**OPEN FORUM**

Tina Kelly asked what the original parking rules were, clarifying if the HOA was to issue a warning first prior to towing. David Gurulé stated that the Board has the authority to decide on which rules should be focused on enforcing and how the rules should be enforced. Tina Kelly continued that everyone would get an orange ticket on their vehicle in the past, and continued to ask what the policy is, and voiced her concern as there were 3 tow trucks in the community last week hauling cars without warning. She voiced concerns that towing is being done too quickly. Jessica Arseneault paraphrased the towing policy from the rules and regulations. Tina continued about parking asking about the 48-hour rule policy, to which David Gurulé clarified that this was done only for cars parked on HOA property. David Gurulé and Jessica Arseneault commented that this may have occurred during the election time period as the nearby school was a voting center. In the interest of time another homeowner was called on. Jonathon Trent Carlson was hopeful that the Board would tackle the DRGs next, and asked if there is any meeting scheduled

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with the developer of the new warehouses that are being built nearby. David stated that there are no meetings scheduled with the developer as yet. Mike Stearn asked about what ever happened to the idea of having goats graze around the pond area. David replied that it was too costly.

David Gurulé mentioned that the next time the Board meets they will reassign officer positions and then put together a priority list of items that will need to be taken care of over the next 6 months. Michael Brown asked regarding people who have already voted could they revote given that there have been nominations from the floor, his mentioned that he had brought this up before to which he had been told to contact Election Buddy support. David asked if he had contacted support to which Mike Brown said he had not as he does not feel that this should be the answer as the Board should be able to do this and should have been discussed before. David stated that because this has been given to a 3<sup>rd</sup> party, it should be handled by the 3<sup>rd</sup> party, and this has been vetted by the associations legal team. Mike Brown felt that the Board should have been more aware and transparent in this regard.

David Gurulé asked if Shireen Ambush of Abaris had anything to say, to which she said that she is very impressed by the volunteerism on the Board and is unprecedented in her 30 years as a property manager. Shireen went on to say that she feels that all the homeowner in Tanyard Springs should know what a huge undertaking it is to serve on this Board for this community. She went on that all those that volunteer and take part by serving on the Board, serving in committees and participating in the meetings are protecting their investment. Managing Tanyard Springs is like managing a small city and the volume is overwhelming at times but hopes that everyone in the community understand that you have a Board of Directors and Management Company that are dedicated to the community. Shireen stated that she is proud of all the accomplishments that have been made, which were made possible by being able to work efficiently with the Board. She mentioned that 2 members of her team still in the office at 11:30 pm attending this meeting and congratulated everyone on the call for being so dedicated to the community. Jessica Arseneault had no comment at this time. Patricia Warner said that she believes that Abaris should have a vote of thanks for the positive response that they have had on the community. Chris Augustine had no comment. Cheryl Brownell thanked everyone on the meeting. David Gurulé thanked Mark Moorman for all that he has done for the community, and that hiring Abaris has been the best thing for the community, that homeowners have had a great response to Mark Moorman, for following up and visiting with homeowners when needed, and that Abaris has done an amazing job in servicing the community.

**NEXT MEETING** – December 8, 2020

**ADJOURNMENT**

David Gurulé adjourned the Regular Session at 11:36 p.m.

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**SIGNATURE**

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**DATE**