



Tanyard Springs HOA Annual Meeting

2020-2021 ELECTION YEAR IN REVIEW

Introduction

❖ Purpose of the meeting:

- ❖ Provide update of significant community / HOA changes
- ❖ Highlight HOA accomplishments – December 2020 through June 2021

❖ General Agenda:

- ❖ Board presentation of events, goals, etc.
- ❖ Open Forum



Board Highlights – December 2020 through March 2021

❖ Major Accomplishments:

- ❖ Approved Comprehensive Reserve Study
- ❖ New Pool Management Company (enabling us to open the pool during the pandemic)
- ❖ Authorized lab testing of Spalling Concrete in the community

❖ Significant HOA Board alterations:

- ❖ Resignation and subsequent appointment of one (1) Board member



2021 Board Goals and Accomplishments – March 2021 to Present

- ❖ Focus on utilization and enforcement of Federal and State laws as well as governing documents
- ❖ Increase professionalism, transparency, ethics, and communication between board and community
- ❖ Listen and respond to homeowners in a timely manner
- ❖ Eliminate unnecessary spending and reduce costs
- ❖ Improve maintenance of common property and amenities
- ❖ Boost community involvement and volunteerism



Continued Focus on Governing Documents

- ❖ Updated Design Review Guidelines by working with the Design Review Committee
- ❖ Continued using governing documents as basis for all decisions
- ❖ Continued enforcement of community Rules and Regulations
 - ❖ Daily inspections by Abaris and notice of violations to correct deficiencies
 - ❖ Illegal parking, lawn maintenance, placement of trash cans, etc.
 - ❖ Continued focus on collection of late payment of dues
 - ❖ Aggressive follow up / escalation every 40 days
 - ❖ Filing liens
 - ❖ Reporting to all three (3) credit bureaus (new)



Transparency, Ethics and Communication from the Board

- ❖ Held management accountable to fulfill their contracted requirements
- ❖ Thoroughly researched proposals before approving them
- ❖ Continued homeowner comments prior to board discussion and decision-making
- ❖ Tanyard Times newsletter - articles added per homeowner requests
- ❖ Approved contracts and invoices are available online for homeowners to review



Listening and Responding to Homeowner Concerns

- ❖ Site-wide drainage
 - ❖ Completed site-wide drainage survey
 - ❖ Approved geotechnical study
 - ❖ Geotechnical study will be used to engineer solutions to drainage problems
- ❖ Concrete spalling in Section D
 - ❖ Lab determined the concrete is faulty
 - ❖ Working with legal on warranty claim against builder
- ❖ Continued virtual meetings
 - ❖ Ease of access
 - ❖ Increased homeowner attendance
 - ❖ Expanded homeowner participation



Listening and Responding to Homeowner Concerns (continued...)

- ❖ Finalized multipurpose court resolution - Researching repurposing of area (outdoor fitness area, sand volleyball court, green space, et cetera)
- ❖ Pool furniture updating and recycling pool furniture
 - ❖ Recycled old pool furniture
 - ❖ Replacing with low maintenance/long lasting composite furniture
- ❖ Continued online elections
 - ❖ Homeowner ease of use
 - ❖ Easily meet quorum
 - ❖ High-integrity voting
 - ❖ Secure and private voting



Eliminate Unnecessary Spending and Reduce Costs

- ❖ Appealing HOA Stormwater Fees (TBD)
- ❖ Applying for 50% Stormwater Fee Credit (retroactive for three (3) years)
- ❖ Tracking late fees, credit card interest, and duplicate payments by previous management (Approximately \$10,000 found thus far)
- ❖ Assessing management workload to see if having another employee onsite would be a cost effective way to handle violation letters, pool management, site inspections, etc.



Open Forum

Any questions?

