

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING – VIA TELECONFERENCE
7:18 P.M. ON JUNE 14, 2022

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on June 14, 2022. The following persons were in attendance:

BOARD OF DIRECTORS

Thomas Trower, President
Alysha Jackson, Vice President

Alyssa Shirk, Treasurer
Rosie Rivera, Secretary

OTHERS

Cheryl Brownell, Assistant Treasurer
Shireen Ambush, Abaris Realty

Mark Moorman, Abaris Realty
Kaitlyn Ambush, Abaris Realty

HOMEOWNERS PRESENT – Refer to GoToMeeting attendance sheet.

REGULAR SESSION

CALL TO ORDER

Thomas Trower called the Annual Meeting to order at 7:18 p.m.

PROOF OF QUORUM/NOTICE

Thomas Trower stated that he has been advised that over 15% of the common interest is represented in person, by proxy, or by electronic ballot at this meeting and therefore quorum has been established pursuant to Bylaws Article III Meetings of Members, Section 3.5 Quorum. In accordance with Article III, Section 3.4, notice was sent to all homeowners on April 11, 2022, and May 16, 2022, via physical mailing and 5 reminder notices via Frontsteps.

MINUTES

Last year's annual meeting minutes are available in the May 16, 2022, announcement and are available currently during the meeting. Alysha Jackson made a motion to dispense with reading of the minutes from last year's annual meeting. David Gurulé seconded the motion. Multiple homeowners voted for the motion, no one voted against Gurulé the motion, and the motion passed. Jessica Arseneault mentioned that there was some cleaning up of spelling, punctuation, and spacing consistencies throughout the document. Thomas Trower made a motion to approve the minutes as amended. The motion was seconded by David Gurulé and the carried unanimously. The minutes were approved as corrected.

ELECTION OF DIRECTORS

Thomas Trower stated that there are 3 positions on the Board that are expiring. Three homeowners will be elected to serve out the 2021-2023 term. The term for Rosie Rivera and 2 vacant positions are expiring, while Thomas Trower, Alyssa Shirk, and Alysha Jackson will remain on the Board. The Board received 4 nomination applications from Jeremy Lezama, Rosie Rivera, Donald Sickenberger, and Michael Stearns. Thomas Trower called for nominations from the floor, at which time no nominations from the floor were made.

Thomas Trower reiterated the voting process and mentioned that homeowners will have until

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11:59 p.m. on June 14, 2022, to vote via Election Buddy. Following the close of the voting Election Buddy will certify the votes and provide the results to the Board and Management in the morning. After which candidates will be informed of their status and request to accept their position, after each candidate's acceptance a notice will be sent to the community via Frontsteps, and their duties will start at the next meeting scheduled for July 12, 2022.

PRESIDENT'S REPORT

Thomas Trower gave the President's report. Thomas highlighted the major accomplishments of 2021-2022 as follows: updated the Design Review Guidelines; improvements with electronic communications and billing; the hiring of a new legal counsel, collections attorney, pool management, and snow removal. The Board plans to focus on Board commitment, continuity, and project status monitoring, as well as eliminate unnecessary spending and reduce costs when applicable. Thomas noted the Board's planned efforts to continue improving the levels of transparency with the community. The Board will strive to improve the maintenance of the common areas and amenities, as well as making progress in resolving deferred common area ownership transfers. Thomas noted the presentation from the 2022 Annual Meeting President's Report will be available on Frontsteps.

OPEN FORUM

Dave Kurtik noted the construction vehicles at the Pointe that continue to park at the end of the street and along the fire lanes.

David Gurulé inquired why residents were not notified of the attempted kidnapping incident?

Jacinthia Tolson inquire who are the candidates running for the open Board Position and are they Tanyard Springs resident? Jacinthia also inquired if the HOA is still paying for minutes services?

Joseph Desimone inquired about a recent hiccup with their pool registration.

Kelly Bradford inquired why the community was not notified of the attempted robbery and kidnapping? Kelly also requested an update on the developer land.

Mike Brown made the following statements: inquiries regarding the developer land and ownership; consistent file naming on Frontsteps, scheduling the "Meet the Candidates" night; inquiries regarding a mowing schedule for the community; consideration of hybrid meetings.

Pat Warner noted her agreement in the Board's goal to eliminate unnecessary expenses. The attempts to continue the level of service of the maintenance of the community is great and the overall look of the community is in great condition. Frontsteps is not as transparent and communicative as it should be.

Jessica Arsenault echoed Pat's comments, as well as requested the Board have their cameras on during the meetings. Jessica also inquired about minutes for committee meetings so that residents are aware of what is going on.

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Mike Stearns noted that he lives in the Tanyard Springs community, and his goal is to work with the Board on ways to improve the community. Mike also commented that the Board is not responsible for sharing police reports.

NEXT MEETING – Tuesday, June 13, 2023.

ADJOURNMENT

Thomas Trower adjourned the Regular Session at 8:24 p.m.

SIGNATURE

DATE