

Minutes

Web: <http://www.tanyardspringscommunity.com/>

Wednesday October 24, 2018
1900 @ Tanyard Springs Clubhouse

Monthly Meeting			
Note taker	Michael Brown		
Attendees	Committee Members: Ken Degrunchy		
	Board Liaison: Michael Brown		
	Homeowners: James Cox, Leslie, Tim Swigert		
Absent	Patrick Kelleher		
Quorum Established	1900	Meeting Concluded	2115

Notes:

Michael Brown started off the meeting with an introduction of members and homeowners. There was one committee member present and two homeowners. The one homeowner did indicate that she would like to volunteer for the committee. She was requested to send an e-mail/message via the website to all of the board and management indicating her desire to volunteer.

It was indicated from those homeowners in attendance that they would like to see less money go towards the Social Committee and more to the amenities.

In regards to the pool at the clubhouse:

Issues that were observed over the summer were discussed. Among them were the pool being closed during rain without lightning or thunder; issues with lifeguards and the pool was not ready to be opened. The “kiddy” pool was dirty all year and that the bigger pool was dirty and did not seem to be vacuumed per the contract. The pool furniture was never cleaned per residents. There appears to be “black mold” on the bottom of the chairs.

The committee discussed about bidding the contract out. It was indicated that the pool contract was bid out in years past. The committee did decide to recommend to the board to bid the contract out again and to include DRD Pools and Anchor Aquatics as they are local pool companies; local to Anne Arundel County.

The pool furniture was also discussed in repair or replacement. The committee discussed that the board should look at restrapping the furniture as that can be done at a fraction of the cost of replacement. Michael Brown indicated that the replacement of furniture was deferred from last year not to give more money to other committees but to see if needed to replace all the equipment at once so we are not replacing things every year if we have the money to replace it all at once.

The committee did state that they are very surprised that the pool has no cover. A cover would help with any possible damage from the winter. The committee and homeowners in attendance believe that there has been poor facility management on a lot of the recreational areas.

The committee would like to see the following in regards to the pool and/or the pool contract:

- Pool Contract for the past three years
- Health Inspections from the past three years for pool opening from Anne Arundel County
- Hours logged for the life guards for the past 1 year
- Pool Rules
- Field Reports from High Sierra
- Winterization Report from High Sierra

- Reserve Study
- Overview of On-Site management oversight for the pool

The committee is making the following recommendations for the pool to the Board of Directors

- Bid the Contract out again to include DRD Pools and Anchor Aquatics
- “Ban” residents for not following the rules and be strict on this topic
- Replace or repair pool furniture in FY19A Budget

In regards to the basketball court and tennis courts:

Those in attendance have indicated that they believe that poor facility management has been observed especially with the tennis courts.

Homeowner indicated that if we resurface the basketball court we are allowing bad behavior. It was indicated that the homeowner has asked for the number of complaints about how the basketball court looks and he has not received any answer. Michael Brown stated he would follow up on this request and have management respond to his request.

Homeowner also stated that there is no respect for the area as there is littering happening and no respect for neighbors at any time. It was discussed that the police could be contacted as well for trespassing issues after the posted hours. Homeowner stated that at the town hall the police indicated that they should go out and play basketball. Michael Brown stated that he thought that this was a joke and that there is a no Executive Officer for Northern District that we could possibly create a new relationship with at the monthly police relation meetings. Homeowner stated that he offered money years ago with his neighbor to move it.

Michael Brown and Tim Swigert both indicated that it would cost in the neighborhood of \$30,000 to move the court and that there were several steps to follow. We could shell out \$5,000 to \$10,000 and the county could come back and say sorry you can not move it. The homeowner stated that there is no quality of life over there and that needs to change.

It was indicated that the rules are not being enforced at the basketball court. Michael stated that we have approached the kids there and there has been no respect. The kids would most likely listen to their fellow friend or the police over an adult.

The handles at both courts have been broken so the kids have moved to using other devices to lower and raise the courts.

The inappropriate language has been observed by several residents.

Michael Brown requested that all complaints be sent in via the website so that we have a record of it. Homeowner indicated what the point of that is as they (resident) cannot track the number of complaints. Michael Brown stated that we cannot help with an issue if we do not know that it continues to be an issue.

Homeowner has also stated that the parties at the clubhouse have been using the court after posted hours. Michael Brown will follow up with On-Site Management to indicate that this needs to be worded in the Rental Agreement.

Homeowner also stated that his neighbor took the first offer they could for their house. They had it listed for \$300k and accepted \$285k.

The committee discussed looking at a better noise buffer for those residents on Briargrove Lane.

Homeowner stated that he received information from the HOA attorney but it indicated that it was from Prince George’s County not Anne Arundel County. He would like to be able to enjoy a “peaceful life” at his own home.

The committee would like to see the following in regards to the basketball court at the clubhouse:

- Original plans showing that a basketball court would be there

The committee would like to make the following recommendations to the Board of Directors:

- Remove the rims for two weeks and wait for complaints starting November 19. Those who complain will be invited to the next committee meeting to discuss the issues that have been observed and they (residents) will be asked to help resolve the issue as in the past residents have offered by then they disperse
- Do not resurface the basketball court at this time as they do not see it being financially responsible
- Resurface the tennis court but better facility management needs to occur moving forward
- Bid out for fencing at the basketball court
- Install a high definition camera facing the basketball court
- Better facility management is needed for all areas

Action Items	Responsible	Note
See action items in the minutes above		