

**+Tanyard Springs HOA Rules and Regulations Committee**

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# Minutes

November 23, 2015  
 7pm @ Tanyard Springs Club House

Monthly Meeting			
<b>Note taker</b>	Doug Robinson		
<b>Attendees</b>	Committee Members: Gunnar Lindberg, Steve Roberts		
	Board Liaison: Jayla Walters		
	Homeowners: Bryan Del Moral, Brent Blades		
<b>Absent</b>	Doug Robinson		
<b>Quorum Established</b>	7:02pm	<b>Meeting Concluded</b>	8:50pm

Agenda was approved.

Meeting minutes from September 26, 2015 were approved.

Open Forum- Homeowner Bryan Del Moral spoke about construction, signage issues. He stated that it may be time to review the parking signage for better locations, additional locations and for some current parking signs with arrows that do not appear to make sense. Bryan also asked about the towing signs, some of which were falling apart or missing. Committee members reviewed for Bryan the county, towing company as well as HOA responsibilities for signs and requested he fill out the TS web form so that management and the BOD get copies of the information for response. A brief history of signage was discussed and efforts to mitigate non-compliance within the community. Bryan added that he was in favor of the regulations concerning the placement of trash and recycle bins. Homeowner Brent Blades introduced himself and took notes for part of the meeting and left after Agenda Item 5B with no comments.

Item 5A, B- Tamru had questioned the rationale for a fine after the ‘formal letter / 5 day cure period / correction’ sequence was completed. After discussion it was decided that no further action was necessary as the 5 day cure period pertained to the self-help section however it was agreed that Paragraph (a) be added to any R&R notices to homeowners. The R&R members are still agreed on the fine schedule.

It may be helpful for a “homeowner” version of 16.3(a) to be written in the future by Management, the BOD or R&R and be included in any R&R notice to homeowners.

Previously the BOD requested more empowerment in the language as it was to be Management’s job to enforce and provide instructions to homeowners.

There was some discussion on the meaning and significance of the “I promise...” sentence in Section C line 1. It was agreed that some additional language in the homeowner notice about the options for self-help in Paragraph (a) could be useful.

It was agreed that two footnotes should be added to the homeowner’s R7R notices- one to notify of the right to request a board hearing and two, to notify of the right to acknowledge and promise a cure and no repeat of the same offense.

Item C- High Sierra recap. While a rule to allow only owners and residents access to community pools is an industry standard, Tanyard Springs desires a process and rules allowing nannies, guardians, domestic workers, non-resident family members etc. to accompany resident children to the pool.

Some possibilities discussed were: (a) a temporary multi-day pass with a fee for non-residents. (b) a child pass that allows a child 12 years or older to have a relative or person noted above accompany them. (c) a special category pass with a fee for persons noted above. This would require appropriate document(s) to be signed with some sort of

verification process. It is noted that homeowner Bryan Del Moral provided several ideas that will be taken into consideration. A draft proposal will be undertaken with review before next meeting.

Meeting was adjourned at 8:50 pm.

ACTION ITEM	Responsible	Due Date
Consider additional language and rule changes to pool pass	All	Before next R&R meeting
Draft footnotes for notice to homeowners	Steve Roberts	Before next R&R meeting