

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON MARCH 12, 2024**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on March 12, 2024. The following persons were in attendance:

BOARD OF DIRECTORS

Rosie Rivera, President

Alyssa Shirk, Vice President

Jonathan Trent-Carlson, Treasurer

Don Sickenberger, At Large

OTHERS

Shireen Ambush, Abaris Realty

Kaitlyn Ambush, Abaris Realty

Mark Moorman, Abaris Realty

Cheryl Brownell

REGULAR SESSION

CALL TO ORDER

Rosie Rivera called the Regular Session to order at 7:02 p.m.

AGENDA APPROVAL

Rosie Rivera made a motion to amend the agenda and add an additional item to the Old/New Business portion of the agenda regarding the request from Seth Barnes and the Eagle Scouts of American to build a shed for the HOA. The motion was seconded by Alyssa Shirk and carried unanimously.

HOMEOWNER FORUM

Mike Brown thanked Mark Moorman for uploading the financial information that was previously requested to the HOA website and owner's portal.

Jill Driver commented in the park and the current construction on Heritage Crossing. Will there be any additional parking or traffic control provided for the new park? Jill also reported drainage issues at the rear of the homes along Croggan Crescent, where there is standing water and trees appear to be dying. Jill concluded with a request to the Board to repaint the parking stall lines as they are fading.

Derrell Lyles inquired if the landscaper could spray plantings on private yards.

Debra Johnson commented that dog waste is not being picked up on common area grass or walkways. How can this be enforced and stopped?

Michelle Sample inquired about the quality of the clubhouse furniture and why new furniture has not been purchased. Michelle also inquired why the pool is not opened earlier than 4 pm on school days.

BOARD RESPONSE TO HOMEOWNER FORUM

Shireen Ambush and the Board responded to the comments raised by homeowners in the order

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they were presented. Alyssa Shirk commented that the park is county-owned, as well as the open field by the bus stop. Mark Moorman will monitor the growth of the grass and report it to the County when mowing is needed. Mark also confirmed that the trees along Croggan Crescent are on the Amazon Facility property, however, he will evaluate the trees with the landscaper.

Shireen Ambush confirmed that the parking stall lines will be addressed next month when the Board puts the scope of work out to bid for contractors to submit their proposals from. Shireen also confirmed that the plantings on private property are the owner's responsibility to maintain. The clubhouse furniture has been discussed by the Board for over 1 year. The damaged couch was removed two weeks ago, and the new furniture should be delivered by April.

MINUTES

Alyssa Shirk made a motion to approve the minutes from the March 12, 2024, Board Meeting as distributed. The motion was seconded Don Sickenberger and carried unanimously.

FINANCIAL REPORT

Jonathan Trent-Carlson the financial report as follows:

This Treasurer's Report is based on the financial statement issued by Abaris Real Estate Management for the period ending January 31, 2024.

- 1) Total cash on hand \$3,215,911
- 2) As of January 31, the HOA has a year-to-date net loss of \$83,285.
- 3) Total year-to-date revenue \$142,491
- 4) Total year-to-date operating expenses \$225,776
- 5) Total disbursements \$108,807
- 6) Total outstanding delinquencies \$192,395 (current owners of \$178,554 and prior owners of \$13,841)
- 7) Total outstanding delinquencies rate: 12.20% / 478 homes
- 8) Delinquency more than 30 days: \$179,835 or 11.41%; 314 homes
- 9) Delinquency more than 60 days: \$177,424 or 11.25%; 227 homes
- 10) Total reserve expenditures year-to-date is \$1,871

The Board discussed the suggestion presented by Mike Brown for the Board to adopt a resolution that authorizes Abaris to sign checks on behalf of the HOA and agreed to table this discussion at this time.

The Board discussed the suggestion from Abaris CPA, Sammi Lai, to reinvest the maturing CDs with XML Financial. Jonathan Trent-Carlson made a motion to approve the reinvestment of \$210,000 in a 60-month CD at a rate of 4.01%. The motion was seconded by Rosie Rivera and carried unanimously.

COMMITTEE REPORTS

Design Review Committee (DRC)

Don Sickenberger reported the DRC met on February 14, 2024, to review and approve 5 applications. The next DRC meeting is scheduled for March 13, 2024, in-person at the

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clubhouse.

Community Garden Committee (CGC)

Jonathan Trent-Carlson reported that the residents who rented garden beds in 2023 have been contacted for the 2024 season. Timbers have been purchased for the repair of the garden beds. Jonathan also highlighted the possibility of the installation of a shed as a requirement for the Eagle Scout Project.

The Board discussed the redline version of the garden plot rental agreement, as revised by the HOA’s legal counsel. Rosie Rivera made a motion to accept the redline version of the garden plot rental agreement, and to begin using the new agreement for all rentals in 2024. The motion was seconded by Jonathan Trent-Carlson and carried unanimously.

Social Committee

Rosie Rivera reported that the joint yard sale event will be held on April 7, 2024. The Social Committee is always looking for more volunteers to join!

MATTERS FOR BOARD DECISION

Action 1: Lifeguard Advertisement

The Board discussed the request from High Sierra Pools to send out an email blast to the community residents seeking interest for lifeguards for the 2024 pool season. The Board unanimously agreed to send out an email blast to the community.

Action 2: HVAC Quarterly PM Contract

The Board held a discussion regarding the proposals received for quarterly preventative maintenance services of the HVAC equipment in the clubhouse. Rosie Rivera made a motion to accept the proposal from Quality HVAC at \$2,300 (Annually). The motion was seconded by Alyssa Shirk and carried with four (4) votes in favor, and one (1) vote abstaining.

Action 3: Eagle Scouts Shed Installation Proposal

Seth Barnes with the Eagle Scout of America presented the proposal to the Board to replace the shed in the community garden. The purpose of this proposal is for the Boy Scouts of America to provide a gift to the Association by building a shed at no cost. The Board agreed to have the DRC review the drawings for the shed to confirm if the color, style, etc. will conform with the standards of the HOA, at the DRC meeting. Rosie Rivera made a motion to approve the installation of the shed pending the review and approval from the DRC. The motion was seconded by Alyssa Shirk and carried unanimously.

HOMEOWNER FORUM

Jill Driver thanked Jose with SBC Landscaping for all of his work throughout the community on a daily basis.

Mike Brown again encouraged the Board to reconsider adopting a resolution to allow Abaris the authority to sign checks on the Board’s behalf as the Association Bylaws request that “all

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checks” be signed by the Board. Mike also encouraged the Board to consider opening the pool earlier on 1-2 days a week while school is still in session.

BOARD RESPONSE TO HOMEOWNER FORUM

No additional responses were issued at this time.

NEXT MEETING – Tuesday, April 9, 2024, at 7:00 p.m.

ADJOURNMENT

Rosie Rivera adjourned the Regular Session at 8:06 p.m.

SIGNATURE

DATE