

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON APRIL 9, 2024**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on April 9, 2024. The following persons were in attendance:

BOARD OF DIRECTORS

Rosie Rivera, President

Jonathan Trent-Carlson, Treasurer

Alyssa Shirk, Vice President

OTHERS

Shireen Ambush, Abaris Realty

Kaitlyn Ambush, Abaris Realty

Mark Moorman, Abaris Realty

REGULAR SESSION

CALL TO ORDER

Rosie Rivera called the Regular Session to order at 7:04 p.m.

AGENDA APPROVAL

The agenda was unanimously approved as distributed.

HOMEOWNER FORUM

Mike Brown inquired if there will be a homeowner forum at the beginning and end of the meeting, or just at the end.

BOARD RESPONSE TO HOMEOWNER FORUM

Rosie Rivera confirmed that the new meeting format will allow for one homeowner forum at the end of the meeting.

MINUTES

Jonathan Trent-Carlson made a motion to approve the minutes from the March 12, 2024, Board Meeting as distributed. The motion was seconded by Alyssa Shirk 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 March 31, 2024.

- 1) Total cash on hand \$3,218,319
- 2) As of March 31, the HOA has a year-to-date net loss of \$9,857.
- 3) Total year-to-date revenue \$448,417
- 4) Total year-to-date operating expenses \$458,274
- 5) Total disbursements \$234,333
- 6) Total outstanding delinquencies \$201,969 (current owners of \$188,812 and prior owners of \$13,157)
- 7) Total outstanding delinquencies rate: 12.81% / 233 homes

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- 8) Delinquency more than 30 days: \$186,362 or 11.82%; 178 homes
- 9) Delinquency more than 60 days: \$169,088 or 10.72%; 80 homes
- 10) Total reserve expenditures year-to-date is \$1,871

COMMITTEE REPORTS

Design Review Committee (DRC)

Mark Moorman reported that the DRC will be meeting on Wednesday, April 10, 2024, at 6pm in the clubhouse.

Community Garden Committee (CGC)

Jonathan Trent-Carlson reported that 20/30 garden beds have been rented. On Saturday, April 13, 2024, there will be a Community Workday at the garden to get ready for the planting season. On Saturday, May 11, 2024, there will be a food bank project planning meeting held.

Social Committee

Rosie Rivera reported that the next Social Committee meeting will be on April 26, 2024. The Social Committee needs more volunteers!

MATTERS FOR BOARD DECISION

Action 1: Extended Pool Hours

The Board agreed to announce to the community that the pool will open earlier than scheduled on Friday, June 7th, as a trial to gauge how many residents use the pool, so the Board can make a final decision on whether to spend an additional \$7000 to open the pool earlier on the days when public school is still in session.

Action 2: Clubhouse Furniture Purchase

The Board discussed the proposals received for clubhouse furniture. Rosie Rivera made a motion to purchase furniture for the clubhouse, at a cost not to exceed \$30,000. The motion was seconded by Alyssa Shirk and carried unanimously.

Action 3: Onsite Office Equipment Purchase

The Board discussed the proposal from Best Buy to upgrade the onsite office equipment for \$1,821.24. Alyssa Shirk made a motion to approve the proposal from Best Buy to upgrade the onsite office equipment. The motion was seconded by Jonathan Trent-Carlson and carried unanimously.

Action 4: Draft Clubhouse Rental Agreement

The Board discussed the updated draft Clubhouse Rental Agreement and unanimously agreed to proceed with the updated draft agreement and begin implementing the agreement for all future clubhouse rentals.

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Action 5: Visitor Parking Space Re-Stripping

The Board discussed the proposals received to restripe the visitor parking space stall lines. Jonathan Trent-Carlson made a motion to approve the proposal from Chamberlain Contractors for \$4,990. The motion was seconded by Alyssa Shirk and carried unanimously.

Action 6: Exterior Painting & Repairs for the Exterior of the Clubhouse and Related Buildings

The Board discussed the proposals received for the exterior painting & repairs of the clubhouse and related buildings. Alyssa Shirk made a motion to approve the proposal from Palmers Brothers for \$19,385. The motion was seconded by Jonathan Trent-Carlson and carried unanimously.

Action 7: Abaris Management Contract Renewal

The Board discussed the Abaris Management Contract reflecting a 3% increase in the management fee, which is effective July 1, 2024. Alyssa Shirk made a motion to approve the renewal management contract with Abaris. The motion was seconded by Jonathan Trent-Carlson and carried unanimously.

HOMEOWNER FORUM

Mike Brown asked the following questions of the Board: how many weeks will the pool be opened before the end of the school year; is the purchase of the office equipment only for the copier; how many DRC applications were approved; will card be impounded or relocated during the restriping project; will owners of the relocated/impounded vehicles be billed back? Mike Brown also noted that the signs outside of the clubhouse need to be repainted.

BOARD RESPONSE TO HOMEOWNER FORUM

Shireen Ambush confirmed with Mike Brown that responses will be issued to him directly via email. Mark Moorman confirmed that 13 DRC applications were approved.

NEXT MEETING – Tuesday, May 14, 2024, at 7:00 p.m.

ADJOURNMENT

Rosie Rivera adjourned the Regular Session at 7:38 p.m.

SIGNATURE

DATE