

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON MAY 14, 2024**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on May 14, 2024. The following persons were in attendance:

BOARD OF DIRECTORS

Rosie Rivera, President

Jonathan Trent-Carlson, Vice President

Don Sickenberger, At Large

Alyssa Shirk, Treasurer

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 7:00 p.m.

AGENDA APPROVAL

The agenda was unanimously approved as amended.

HOMEOWNER FORUM

Becky Pruvis inquired about obtaining an access card to the clubhouse.

BOARD RESPONSE TO HOMEOWNER FORUM

Mark Moorman confirmed that access cards to the clubhouse can be purchased for \$15 per card.

MINUTES

Alyssa Shirk made a motion to approve the minutes from the April 9, 2024, Board Meeting as distributed. The motion was seconded by Jonathan Trent-Carlson and carried unanimously.

FINANCIAL REPORT

Alyssa Shirk provided 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 \$3,288,627
- 2) As of April 30, the HOA has a year-to-date net income of \$11,006
- 3) Total year-to-date revenue \$613,215
- 4) Total year-to-date operating expenses \$602,209
- 5) Total disbursements \$128,069
- 6) Total outstanding delinquencies \$198,513 (current owners of \$185,245 and prior owners of \$13,268)
- 7) Total outstanding delinquencies rate: 12.59%/240 homes
- 8) Delinquency more than 30 days: \$182,319 or 11.56%; 178 homes
- 9) Delinquency more than 60 days: \$173,242 or 10.99%; 131 homes

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10) Total reserve expenditures year-to-date is \$18,531

The Board discussed the draft 2023 Audit Report provided by Goldklang Group. Alyssa Shirk made a motion to accept the draft 2023 Audit Report as distributed by Goldklang Group. The motion was seconded by Jonathan Trent- Carlson and carried unanimously.

The Board discussed the email recommendation regarding Capital Bank CD reinvestment at a rate of 5.4%, over 12 months. Alyssa Shirk made a motion to reaffirm the email decision to reinvest. The motion was seconded by Jonathan Trent- Carlson and carried unanimously.

Jonathan Trent-Carlson made a motion to grant the Board President and Board Treasurer the authority to make quick decisions on reinvestment decisions, on behalf of the Board, if needed. The motion was seconded by Alyssa Shirk and carried unanimously.

COMMITTEE REPORTS

Design Review Committee (DRC)

Don Sickenberger noted that the DRC met and approved 20 applications.

Community Garden Committee (CGC)

Jonathan Trent-Carlson reported that the committee met on May 11, 2024, to plant beds in the food bank beds. A local sorority has rented garden beds to donate back to the food bank. Jonathan also noted that new committee members have been appointed to the Garden Committee, and the committee members have begun planting and weeding of the planting beds. The plantings will be donated to the local area food banks in the name of Tanyard Springs HOA.

Social Committee

Mark Moorman reported that the pool opening party is set for Saturday, May 25, 2024. Volunteers are needed for the pool party, at which the DJ is being sponsored by Astound.

MATTERS FOR BOARD DECISION

Action 1: Vehicle Relocation Agreement for Lane Striping Project

Mark Moorman discussed the agreement with NCR Towing to relocated vehicles that are not moved while the striping project is underway. Jonathan Trent- Carlson made a motion to approve the relocation agreement with NCR Towing. The motion was seconded by Alyssa Shirk and carried unanimously.

Action 2: Sinkhole Repair Proposals on Hummingbird Drive

The Board discussed the proposals received to repair the sinkholes on Hummingbird Drive. Alyssa Shirk made a motion to approve the proposal from Magnolia Plumbing to repair the sinkholes on Hummingbird Drive. The motion was seconded by Don Sickenberger and carried unanimously.

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Action 3: Astound Wire Installation Discussion

Mark Moorman discussed the needed approval from the Board to authorize Astound to install the proper wiring behind the homes on Hopkins Corner and Mockingbird Circle, which were previously approved to be installed at the front of the homes. Alyssa Shirk made a motion to authorize Astound to install the wiring behind the homes, contingent all other approvals are granted. The motion was seconded by Jonathan Trent-Carlson and carried unanimously.

HOMEOWNER FORUM

Becky Puruvis noted that she needs her MemberSplash credentials updated since she is a new owner and the previous owner had changed to default password.

BOARD RESPONSE TO HOMEOWNER FORUM

No further responses were required from the Board.

NEXT MEETING – Tuesday, June 11, 2024, at 7:00 p.m.

ADJOURNMENT

Jonathan Trent-Carlson adjourned the Regular Session at 7:43 p.m.

SIGNATURE

DATE