

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
6:30 P.M. ON JUNE 11, 2024**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on June 11, 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 6:34 p.m.

AGENDA APPROVAL

Rosie Rivera requested the discussion of obtaining pricing for an off-duty police officer to the agenda. Shireen Ambush confirmed that Abaris will discuss the parameters of the need for an off-duty police officer with the Board offline, so that a proposal can be obtained based on the discussed parameters of the patrolling services.

HOMEOWNER FORUM

Mike Brown inquired if the new start time for the Board meeting was announced to the community and noted that he did not see a notice with the adjusted start time included.

BOARD RESPONSE TO HOMEOWNER FORUM

Shireen Ambush confirmed that the new start time for the Board meeting was included in the Annual Meeting notices, and is a continuation of the historical practices of the Association's past Annual Meetings.

MINUTES

Rosie Rivera made a motion to approve the minutes from the May 14, 2024, Board Meeting as distributed. The motion was seconded by Alyssa Shirk 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 April 30, 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

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

COMMITTEE REPORTS

Design Review Committee (DRC)

Don Sickenberger noted that the DRC met and approved 6 applications, with 1 application currently pending approval from the DRC.

Community Garden Committee (CGC)

No Report at this time.

Social Committee

Rosie Rivera reported that the Pool Opening Party was a great success! Thanks to Mark Moorman for his help leading up to the event, as well as his onsite assistance on the day of the event! The Pool Party had almost 300 patrons present, throughout the entire day! Thanks to Astound who sponsored the DJ.

Rosie Rivera noted that the next social event will be held on July 27th and will be a movie night at the clubhouse. The title of the movie will be announced at a later date. The next Social Committee meeting will be held virtually on June 26, 2024.

MATTERS FOR BOARD DECISION

Action 1: Clubhouse Entrance Potters and Plants

Mark Moorman discussed the proposal received from SBC Landscapes to install annual plants at the entrance of the clubhouse in the two large potters. Rosie Rivera made a motion to approve the proposal from SBC Landscapes to install the 2 large potters with annual plantings installed for \$1,600. The motion was seconded by Don Sickenberger and carried unanimously.

Action 2: Age Requirement Amendment to Pool Rules

Mark Moorman explained the current age restriction outlined in the pool rules, which indicate that anyone 12 years old and under must be accompanied by a patron who is 16 years or older. Mark Moorman recommended that the Board consider raising the age limit, since the younger patrons attending the pool without adult supervision create a great disturbance to other patrons at the pool. The unsupervised children are also seen using profane and vulgar language at the pool. Shireen Ambush recommended that the Board discuss amending the pool rules to increase the age limit and present the amended pool rules to the community as proposed, before the Board formally votes to adopt the amended pool rules. The Board agreed to amend the pool rules and issued the amended pool rules as proposed to the community for adoption at a special Board meeting.

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HOMEOWNER FORUM

Mike Brown recommended that the Board solicit an off-duty police officer as they have more jurisdiction. Mike also congratulated the Social Committee for a successful pool opening day event. Mike inquired if the local authorities are being called if children refuse to leave the pool, after being asked to leave for using profane and vulgar language, for which Mark Moorman confirmed the local authorities have been called.

BOARD RESPONSE TO HOMEOWNER FORUM

No further responses were required from the Board.

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

ADJOURNMENT

Rosie Rivera adjourned the Regular Session at 6:57 p.m.

SIGNATURE

DATE