

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
6:30 P.M. ON JULY 9, 2024**

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

BOARD OF DIRECTORS

Rosie Rivera, President
Nikia Hixon-Sample, Secretary
Jonathan Trent-Carlson, At Large

Patricia Warner, 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 7:07 p.m.

AGENDA APPROVAL

Mark Moorman requested the addition of the ratification of the Board email approval of the Nexteria Agreement, and the Magnolia Plumbing Sinkhole Repair Proposals, and ratify the approvals for the inclusion in the meeting minutes. The Board unanimously approved the proposal as amended.

HOMEOWNER FORUM

Mike Brown commented at the recent event at the pool and inquired if alcohol is allowed within the pool premises. Mike also inquired if the Assistant Board Treasurer position is still an active position.

Dave Kirtik thanked the Board for their work on the Board of Directors. Dave also inquired about the broken bench in the gym that needs to be repaired.

Suzeth Staples inquired if the Board has any plans to expand the gym, and also inquired about the specific law or community rule regarding firework displays.

Ross and Natalia Markajani spoke to the Board regarding the recent event at the pool where their child was pushed into the pool by another resident. Both residents urged the Board to discuss this matter with the pool management staff and prevent future instances from occurring again.

Driver inquired if meeting reminder signs can be posted prior to future Board meetings, and inquired if there is any update on the lane division with the installation of the new sports park on Tanyard Lane.

Joe Grassi, Stephanie White, and Corbin Kissner (Renter) all expressed interest in joining a

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security patrol committee to provide the Board with insight on the activity witnessed throughout the community and suggest ways to enhance security throughout the community by developing a scope for the Board's review of the needed security detail.

Cheryl Brownell inquired if the pie chart with the breakdown of the different delinquencies can be added to the financial statement which homeowners are privy to (only the pie chart, not the list of delinquent owners).

BOARD RESPONSE TO HOMEOWNER FORUM

Mark Moorman confirmed that the Board and management are looking into the incident at the pool from all perspectives installed. Currently, the Assistant Board Treasurer position is not an active role at this time. Mark also confirmed that the broken bench and other equipment in the gym will be repaired by Thursday.

MINUTES

Jonathan Trent-Carlson made a motion to approve the minutes from the June 11, 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 May 31, 2024.

- 1) Total cash on hand \$3,302,283
- 2) As of May 31, the HOA has a year-to-date net income of \$43,913
- 3) Total year-to-date revenue \$769,989
- 4) Total year-to-date operating expenses \$726,076
- 5) Total disbursements \$131,860
- 6) Total outstanding delinquencies \$232,683 (current owners of \$219,186 and prior owners of \$13,497)
- 7) Total outstanding delinquencies rate: 14.76%/353 homes
- 8) Delinquency more than 30 days: \$186,726 or 11.84%; 240 homes
- 9) Delinquency more than 60 days: \$177,593 or 11.26%; 158 homes
- 10) Total reserve expenditures year-to-date is \$46,498

COMMITTEE REPORTS

Design Review Committee (DRC)

Patricia Warner noted that the DRC met and approved 10 applications. The next meeting will be held in late July to discuss the recent applications that have been received.

Community Garden Committee (CGC)

Alyssa Shirk reported that as of July 2, 2024, the Garden Committee harvested 62 lbs. of zucchini, peppers, and other vegetables, and donated all harvestings to the Food bank this month. Overall the Garden Committee has harvested over 1,060 lbs. The Eagle Scouts Troop is current

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working on the 2nd garden shed, similar to the other shed built by the same troop previously.

Social Committee

Rosie Rivera reported that the next social event will be a movie night on July 28th, with the premiere of Wonka. The next committee meeting will be held on July 25th. Rosie commented that the Social Committee is always looking for volunteers to join. The Social Committee event calendar has been posted to the HOA's website.

MATTERS FOR BOARD DECISION

Action 1: Age Requirement Amendment to Pool Rules

The Board decided to table the discussion to revise the pool rules and the age requirement until the 2025 pool season, so that the Board has enough time review the suggested amendments, and since the current pool season is coming to a close.

Action 2: Dead Tree Removal Proposal

The Board discussed the proposal from SBC to remove the large dead tree on Williams Grove, and agreed to table this proposal so that Mark Moorman can schedule an assessment of all the trees in the community so that a proposal can be generated to hopefully lessen the price since multiple trees will be addressed.

Action 3: Ratification of Email Approvals

The Board discussed the email approvals of the following contracts:

- Nexteria 2-year contract at 0.1089% rate
- Magnolia Sinkhole Repair near 714 Margaret Place

Alyssa Shirk made a motion to ratify the above-listed email approvals from the Board. The motion was seconded by Patricia Warner and carried unanimously.

HOMEOWNER FORUM

Mike Brown echoed the comments made earlier and thanked the Board for their participation on the Board of Directors. Mike inquired about an invoice from GoTo Meetings, which was coded to Miscellaneous: Is this a normal practice? Mike also requested a copy of the corrected May Financial Statement to be uploaded to the owner's portal, and to include the correct interest baring rates. Lastly, Mike asked if the liaison to the DRC can also be a committee/ voting member?

Driver reported to the Board that weeds in the backyards of homes are overgrown and need to be addressed by the landscaper.

Nathan Stvartak inquired if the tree removal discussed earlier in the meeting will include the forest conservation area.

Don Sickenberger inquired if the SBC mowing schedule has changed.

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BOARD RESPONSE TO HOMEOWNER FORUM

Rosie Rivera responded to Mike Brown and noted that the Board is not aware of any reason why a liaison to a committee could not also be a voting committee member. However, the board is still researching the HOA’s governing documents to confirm.

Mark Moorman will discuss the landscape concerns raised with SBC regarding the mowing schedule. Mark noted that SBC did have to cut back the mowing frequency due to the high temperatures we have experienced this summer, and the potential of grass burning since it had been cut too short. Mark also responded that any trees that are within striking distance of a home will be evaluated, cut down to a non-threatening level within the conservation area, and the debris will be left in the conservation area to compost.

NEXT MEETING – Tuesday, August 13, 2024, at 7:00 p.m.

ADJOURNMENT

Rosie Rivera adjourned the Regular Session at 7:52 p.m.

SIGNATURE

DATE