

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE  
7:00 P.M. ON AUGUST 13, 2024**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on August 13, 2024. The following persons were in attendance:

**BOARD OF DIRECTORS**

Rosie Rivera, President  
Nikia Hixon-Sample, Secretary

Patricia Warner, Vice President  
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 7:01 p.m.

**HOMEOWNER FORUM**

Mike Brown congratulated the Social Committee for another successful social event! Mike also requested that any past questions raised to the Board, where answers are provided outside of the meeting forum, be shared with the entire community for review.

Jill Driver reported a small “memorial” that has been set up on Heritage Crossing. Mark Moorman confirmed that a resident noticed that a turtle had laid eggs, and the items are only placed temporarily until the eggs have hatched.

**BOARD RESPONSE TO HOMEOWNER FORUM**

No further responses were required at this time.

**AGENDA APPROVAL**

The Board unanimously voted to amend the agenda to add 2 items as follows: the approval of the payment in the amount of \$16,945.13 to Value City Furniture for the new clubhouse furniture; the creation of a Neighborhood Watch program, with Patricia Warner as the Board Liaison.

**MINUTES**

Patrician Warner made a motion to approve the minutes from the July 9, 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 June 30, 2024.

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- 1) Total cash on hand \$3,377,776
- 2) As of June 30, 2024, the HOA has a year-to-date net income of \$57,619
- 3) Total year-to-date revenue \$919,993
- 4) Total year-to-date operating expenses \$862,374
- 5) Total disbursements \$123,739
- 6) Total outstanding delinquencies \$208,074 (current owners of \$194,887 and prior owners of \$13,187)
- 7) Total outstanding delinquencies rate: 13.20%/ 242 homes
- 8) Delinquency more than 30 days: \$191,553 or 12.15%; 172 homes
- 9) Delinquency more than 60 days: \$179,839 or 11.40%; 143 homes
- 10) Total reserve expenditures year-to-date is \$62,439

**COMMITTEE REPORTS**

**Design Review Committee (DRC)**

Patricia Warner noted that the DRC met and approved 4 applications. The next meeting will be held later in August.

**Community Garden Committee (CGC)**

Alyssa Shirk reported that the Garden Committee donated 202 lbs. to the food bank in 2024. 1,400 lbs. has been donated since the start of the yearly donations to the food bank. The Garden Committee members water, and weed the gardens daily. Alyssa noted that donations to the food bank can be made each week by Tuesday at 9 am.

**Social Committee**

Rosie Rivera reported that the Committee had a successful night swim event! Over 100 residents were in attendance. The next event will be held on August 24<sup>th</sup> for a Back-to-School night from 12 pm to 2 pm. The next Social Committee Meeting will be held on August 29<sup>th</sup> at 7 pm.

**MATTERS FOR BOARD DECISION**

**Action 1: Deep Root Tree Fertilizer Proposal**

Mark Moorman briefed the Board on the proposal received from SBC Landscapes for the deep root tree fertilizer treatment to promote tree growth. The Board unanimously declined the proposal from SBC at this time.

**Action 2: Clubhouse Furniture Purchase**

The Board discussed the past discussions regarding the need for new clubhouse furniture, and the multiple bids received for the replacement furniture. Rosie Rivera made a motion to approve the expense from Value City Furniture in the amount of \$16,945.13, to purchase new furniture for the clubhouse. The motion was seconded by Nakia Hixon-Sample, and carried unanimously.

**Action 3: Neighborhood Watch Committee**

The Board discussed the idea to start a Neighborhood Watch Committee and noted that the committee will not be “official”, but would like to begin exploring the ideas involved with a neighborhood watch. The Board named Patricia Warner as the Liaison to the Board, so that she

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can begin gathering information from residents and Anne Arundel County to present to the Board for future discussions.

**HOMEOWNER FORUM**

A resident commented on a major accident that occurred near the clubhouse almost two weeks ago, and requested an update on the incident.

Cheryl Brownell noted that page 2/3 from the most recent financial statement was missing from the PDF posted online. Cheryl also requested the inclusion of the pie chart for delinquent accounts to be included in the monthly financial statements.

Mike Brown asked the following questions of the Board: what is the Board doing to lower the delinquency rates; is the Board President approving invoices; when will the hybrid meeting format go into effect; what is being done about vegetables being stolen from the garden beds; would the Board consider posting Q&A responses following Board meetings?

**BOARD RESPONSE TO HOMEOWNER FORUM**

Shireen Ambush confirmed that the pie chart of delinquent accounts cannot be added to the financial statements since the chart includes individual owner account information.

Nakia Hixon-Sample noted that the Board discussed the request to publish Q&A statements to the community and requested that this be implemented starting AFTER the September Board meeting.

**NEXT MEETING** – Tuesday, September 10, 2024, at 7:00 p.m.

**ADJOURNMENT**

Rosie Rivera adjourned the Regular Session at 7:46 p.m.

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**DATE**