

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS & BUDGET ADOPTION MEETING – VIA
TELECONFERENCE
6:00 P.M. ON NOVEMBER 19, 2024**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on November 19, 2024. The following persons were in attendance:

BOARD OF DIRECTORS

Rosie Rivera, President

Alyssa Shirk, Treasurer

Patricia Warner, 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 6:01 p.m.

BUDGET DISCUSSION:

Shireen Ambush briefly overviewed the budget, and opened the floor for questions and comments from owners:

- Mike Brown asked the following questions: why are the CPAs recommending a change in the UME contribution; for GL codes not being used, how long are they kept in the budget; what is the 1.5% increase in the management fee; why was the landscape decreased by \$10,000; will an Annual Inspection be held and will there be a second person staffed to assist; what is the reason for the 6% decrease in contract staffing?
 - Shireen Ambush responded that the HOA is way over the 20% threshold for UME contribution, which is evaluated every year. The GL codes must remain in the budget and audit for as long as they are being used. The Annual Inspections will take place in 2025, and a 20% discount was offered as there has not been an inspection of the community since 2021. Several homes are in need of maintenance, and Abaris will work with the Board to create an inspections criteria list prior to the full inspection taking place. The decrease in the contract staffing is a result of Mark Moorman being off Abaris' insurance.

With no additional comments heard, Rosie Rivera made a motion to adopt the 2025 budget as proposed. The motion was seconded by Alyssa Shirk and carried unanimously.

BOARD MEETING AGENDA APPROVAL

The Board unanimously voted to approve the agenda as written.

MINUTES

Patricia Warner made a motion to approve the minutes from the October 8, 2024, Board Meeting as distributed. The motion was seconded by Rosie Rivera and carried unanimously.

FINANCIAL REPORT

Alyssa Shirk was having technical difficulties with her audio, and a report was not provided at

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this time.

COMMITTEE REPORTS

Design Review Committee (DRC)

Patricia Warner noted that the DRC met and approved 4 applications. The new applications received will be addressed at the next Committee meeting.

Social Committee

Rosie Rivera reported that the scheduled event for this month was cancelled. The holiday tree lighting is scheduled for December 14th. The next Social Committee meeting will be held on November 28, 2024.

Community Garden Committee (CGC)

The following report was recited by Michael Warner:

On Sunday, November 10, the Community Garden Committee, with help from the Enhance Our Environment Committee of the Omicron Gamma Omega Chapter of Alpha Kappa Alpha Sorority, Incorporated, closed down the Community Garden to bring the 2024 season to an end. All beds were cleared of plant material and covered with plastic weed barrier for the winter. Hoses were disconnected and the spigots locked. The plants in the pollinator garden were cut back to promote growth next season. The sorority also sponsored an electronics recycling event, bringing in a truck to collect unwanted, small electronics such as laptops, printers, flat screens and cell phones. During the 2024 season 23 beds in the garden were rented by residents. Committee members watered, fertilized and weeded the remaining 9 beds and 2 raised herb beds and donated 493 pounds of tomatoes, peppers, eggplant, and herbs to the food bank managed by the Community United Methodist Church on Fort Smallwood Road. This was the largest seasonal harvest since the committee was chartered on 2020, and brings the total donations to food banks in the last five years to 1691 pounds. Community Garden Committee members for 2024 included Francis Anusiem, Chris and Ken Bogert, Brendina Rogers, Nathan Stvartak, Chiquota Thomas, Tameka Watkins and myself. Volunteers included Rosalyn Anusiem, Abigail and Quinn Stvartak, Aaron Warner and Patricia Warner.

MATTERS FOR BOARD DECISION

Action 1: Tennis Court Swale Drainage Proposals:

The Board discussed the proposals received to correct the drainage issue at the tennis court swale and the standing water on the sidewalks. Rosie Rivera made a motion to approve the proposal received from Facility Service Company (FSC) for \$1,200. The motion was seconded by Patricia Warner and carried unanimously.

Action 2: Sinkhole/Drainage Correction Bid Evaluation:

The Board discussed the bids received for the sinkhole remediation and drainage improvements. Rosie Rivera made a motion to approve the proposal from Facility Service Company (FSC) for \$185,000. The motion was seconded by Alyssa Shirk and carried unanimously.

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Action 3: Security Camera Proposals

The Board tabled the discussion regarding the installation of security cameras as the Board is still obtaining additional proposals. No additional action was taken.

Action 4: SBC Proposal for Holiday Lighting

The Board discussed the revised proposal from SBC for holiday lighting. Rosie Rivera made a motion to approve the revised proposal from SBC for \$7,325. The motion was seconded by Alyssa Shirk and carried unanimously.

Action 5: LED Lighting Proposal from BGE:

The Board discussed the proposal from BGE to upgrade the current street lighting to LED lights, which will save the HOA money in the future. Rosie Rivera made a motion to approve the proposal from BGE to upgrade the current lighting to LED, plus the addition of 1 light pole to enhance lighting. The motion was seconded by Alyssa Shirk and carried unanimously.

HOMEOWNER FORUM

Dave K commented that cars are parked at the school again, which is causing traffic to be blocked. Dave also inquired about the pedestrian bridge closure.

Mike Brown inquired why the Adult Game Night was cancelled, and why there were not homeowner comments at the start of the meeting. Mike also inquired if the HOA owns any common areas in The Pointe, and why we are doing landscape in that area.

BOARD RESPONSE TO HOMEOWNER FORUM

Rosie Rivera commented that the report from the engineers for the pedestrian bridge has been received and is under review by the Board. Rosie also confirmed that the Adult Game Night was cancelled since she was called into work.

Mark Moorman provided responses back to Mike Brown regarding the landscaping at the Pointe.

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

ADJOURNMENT

Rosie Rivera adjourned the Regular Session at 6:52 p.m.

SIGNATURE

DATE