

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE  
7:00 P.M. ON OCTOBER 8, 2024**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on October 8, 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  
Mark Moorman, Abaris Realty

Kaitlyn Ambush, Abaris Realty

**REGULAR SESSION**

**CALL TO ORDER**

Rosie Rivera called the Regular Session to order at 7:01 p.m.

**BOARD UPDATE**

Rosie Rivera provided several updates to all owners as follows:

- The engineer for the bridge repair project had emergency surgery, which has caused the delay in the repair project. The project has been re-bid to other engineering firms with the hope to secure the contract and begin the repairs ASAP.
- The dead tree removals are currently underway, and the tree pruning will take place on Thursday and Friday, October 10<sup>th</sup> and 11<sup>th</sup>.
- The citations noted during the inspection of the stormwater management facilities have been corrected and approved by Anne Arundel County.
- The BGE concrete repairs on Mockingbird Circle have been completed.
- The Board has received a proposal for \$33,000 for a new light-up message sign at the entrance of the community, but the Board is waiting for additional bids for comparison.

**HOMEOWNER FORUM**

Dave K noted that the AA County announced their upcoming Zoom Meeting on November 14, 2024, at 6:00 PM to discuss the sports park.

Mike Brown requested if the 2-minute timer could be reinstated during homeowner comments. Mike inquired if the Board would reconsider filling the Board vacancy, as well as when the next lawn mowing will take place. Mike also stated that the agenda for the meeting was not sent out to all owners. The attachment to the meeting reminder notice was a blank page.

Michael Warner stated that there is no central location in the community, that would be an ideal location for a light-up message sign. The clubhouse is not centrally located.

**BOARD RESPONSE TO HOMEOWNER FORUM**

Rosie Rivera confirmed that the Board is considering 2 signs to cover both entrances to the community.

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**AGENDA APPROVAL**

The Board unanimously voted to approve the agenda as written.

**MINUTES**

Alyssa Shirk made a motion to approve the September 10, 2024, Board meeting minutes as written, but would like to clarify that after speaking with the FinCen CEO regarding security breach concerns. The statement received from FinCen is an attachment to the minutes.

**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 August 31, 2024.

- 1) Total cash on hand \$3,389,456
- 2) As of August 31, 2024, the HOA has a year-to-date net income of \$92,253
- 3) Total year-to-date revenue \$1,221,881
- 4) Total year-to-date operating expenses \$1,129,628
- 5) Total disbursements \$197,110
- 6) Total outstanding delinquencies \$204,124 (current owners of \$186,714 and prior owners of \$17,410)
- 7) Total outstanding delinquencies rate: 12.95%/224 homes
- 8) Delinquency more than 30 days: \$191,077 or 12.12%; 167 homes
- 9) Delinquency more than 60 days: \$187,778 or 11.91%; 153 homes
- 10) Total reserve expenditures year-to-date is \$112,899

**COMMITTEE REPORTS**

**Design Review Committee (DRC)**

Patricia Warner noted that the DRC met and approved 3 applications.

**Social Committee**

Rosie Rivera commented on the September 21<sup>st</sup> Family Fun Day, which was a great success with over 300+ residents in attendance. The October 4<sup>th</sup> Movie Night was also a great turn out! Rosie confirmed that the next social event will be the Halloween Party, Home Decorating Contest, and the Trunk or Treat will be on October 26<sup>th</sup>. The next Social Committee meeting will on October 24<sup>th</sup>.

**Community Garden Committee (CGC)**

Mike Warner noted that the plants are ending their producing cycle and confirmed that the Committee harvested and donated 28 lbs. on October 8, 2024. The Committee is hopeful to have one more donation before the closing of the garden in November. Since 2020, 1,658 lbs. have been harvested and donated to the food banks.

**MATTERS FOR BOARD DECISION**

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**Action 1: 2025 Pool Contract**

The Board discussed the pool contracts received, and High Sierra pools was the best bid out of the 3 contracts received. Rosie Rivera made a motion to approve the 3-year contract with High Sierra Pools for 2025-2027. The motion was seconded by Alyssa Shirk and carried unanimously.

**Action 2: Gym Clubhouse Stair Master Proposal**

The Board discussed the proposal from Metro Fitness to install an additional new stair master machine for \$7,995. Rosie Rivera made a motion to approve the proposal for \$7,995 plus tax, delivery and installation fees. The motion was seconded by Alyssa Shirk and carried unanimously.

**Action 3: Retaining Wall Replacement Proposals**

The Board received 5 proposals to replace the retaining wall behind 726-734 Elias Way. Facility Service Company (FSC) was the best proposal at \$10,350. Rosie Rivera made a motion to accept the proposal from FSC for \$10,350 to replace the retaining wall. The motion was seconded by Patricia Warner and carried unanimously.

**Action 4: LED Lighting Proposal**

The Board discussed the proposals received from BG&E for the installation of LED Lighting. The Board agreed to table the proposals at this time so that the Board has an opportunity to view the suggested LED lighting at nighttime to determine how bright they are.

**HOMEOWNER FORUM**

Mike Brown inquired what the status was on the hosting of hybrid meetings, and whether a Q&A document will be shared for this meeting. Mike also requested confirmation if the lighting work would be completed by BG&E or SBC.

Dave K echoed the comments regarding hybrid meetings. Dave inquired what the problem with the current lights is.

**BOARD RESPONSE TO HOMEOWNER FORUM**

The Board confirmed that the lighting work would be completed by BG&E.

The Board confirmed that the conversion to LED light bulbs would save the Association \$300 per month.

**NEXT MEETING** – Tuesday, November 19, 2024, at 7:00 p.m.

**ADJOURNMENT**

Rosie Rivera adjourned the Regular Session at 8:43 p.m.

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**SIGNATURE**

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**DATE**