

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON DECEMBER 10, 2024**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on December 10, 2024. The following persons were in attendance:

BOARD OF DIRECTORS

Rosie Rivera, President
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 MEMBER APPOINTMENTS

Rosie Rivera confirmed there are two (2) vacant Board positions, with term expirations in 2025 and 2026, and noted there were four (4) candidate nominations submitted by the following owners:

Michael Brown
Jill Driver
Nathan Stvartak
Stephanie White

Rosie Rivera made a motion to formally appoint Jill Driver and Stephanie White to fill the two (2) vacant Board positions. The motion was seconded by Patricia Warner and carried unanimously.

HOMEOWNER FORUM

Mike Brown commented that the Christmas lights at the clubhouse look great! Mike inquired if the lights were solar powered at the front of the community, as the red lights will not turn on. Mike also inquired what the difference was between the legal admin fees and legal monthly fees. Mike suggested that the financial statement reflects dollar amounts with cents included to provide a more precise understanding of the Association's financials. Mike also noted that the delinquencies are increasing, which can affect owners who are seeking loans.

Dave K commented that the Christmas lights look nice, and he thanked the Board for all their hard work!

BOARD RESPONSE

Mark Moorman responded to Mike Brown and confirmed that the lights at the front of the community are solar lights that are only on for 3-4 hours, before the battery life dies. Mark also noted that if the lights are pointed out in the direction of streetlights, they will not work properly.

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BOARD MEETING AGENDA APPROVAL

The Board unanimously voted to approve the agenda as amended with the inclusion of the monthly update from Mike Brown on the proposed playground.

PROPOSED PLAYGROUND UPDATE

Mike Brown reported that a contractor has been awarded the contract on November 18th to move forward with the construction of the park. To date, no movement has been made, other than that the property has been staked.

MINUTES

Rosie Rivera made a motion to approve the minutes from the November 19, 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 October 31, 2024.

- 1) Total cash on hand \$3,369,689
- 2) As of October 31, 2024, the HOA has a year-to-date net income of \$65,657
- 3) Total year-to-date revenue \$1,534,671
- 4) Total year-to-date operating expenses \$1,469,014
- 5) Total disbursements \$213,116
- 6) Total outstanding delinquencies \$226,365 (current owners of \$209,037 and prior owners of \$17,328)
- 7) Total outstanding delinquencies rate: 14.36%/229 homes
- 8) Delinquency more than 30 days: \$202,068 or 12.81%; 180 homes
- 9) Delinquency more than 60 days: \$191,099 or 12.12%; 154 homes
- 10) Total reserve expenditures year-to-date is \$138,719

COMMITTEE REPORTS

Design Review Committee (DRC)

Patricia Warner noted that the DRC met and approved 4 applications.

Social Committee

Rosie Rivera commented that the Committee is looking for volunteers to serve on the committee. The next event will be held on Saturday, December 14, 2024, at which time the tree lighting will take place, and the meet and greet with Santa, starting at 7:00 PM. There will also be a New Year's Eve Party.

Community Garden Committee (CGC)

No report at this time.

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MATTERS FOR BOARD DECISION

Action 1: Security Camera Installations

The Board discussed the proposals received to install security cameras and agreed that there needs to be a power source installed at the basketball court, tennis court, and pavilion areas to provide better lighting coverage. The Board agreed to table any decision at this time.

Action 2: Pedestrian Bridge Update

The Board discussed the report received from CSG with the estimates received to replace versus refurbish the pedestrian bridges. Rosie Rivera made a motion to authorize CSG to obtain estimates to refurbish the pedestrian bridges, with lifetime materials. The motion was seconded by Patricia Warner and carried unanimously.

Action 3: Walking Path Lights

The Board discussed the need for additional lights on the walking paths. Rosie Rivera made a motion to install new LED lights along the walking paths, as recommended by BG&E. The motion was seconded by Alyssa Shirk and carried unanimously.

Action 4: Parking Enforcement Proposal

The Board discussed the proposal received for parking enforcement, and Rosie Rivera suggested the Board table the discussion at this time. Alyssa Shirk commented that this is a larger scale problem, as parking is a problem in other areas of the community other than The Pointe. Alyssa recommended another security company that she would provide contact information to Mark Moorman to solicit a proposal from them. No additional action was taken at this time.

HOMEOWNER FORUM

Mike Brown requested that the report from CSG on the pedestrian bridges be shared with the community for review. Mike inquired if the LED lights will be installed on HOA owned light poles, as well as why the traffic/parking enforcement will be done in some areas of the community, and not the entire community as a whole.

BOARD RESPONSE TO HOMEOWNER FORUM

Alyssa Shirk responded that the traffic/parking enforcement is not selective enforcement.

NEXT MEETING – Tuesday, January 14, 2025, at 7:00 p.m.

ADJOURNMENT

Rosie Rivera made a motion to adjourn the regular meeting and go into Executive Session for the purpose of discussing individual owner accounts at 7:39 p.m.

SIGNATURE

DATE