

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE  
7:00 P.M. ON FEBRUARY 11, 2025**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on February 11, 2025. The following persons were in attendance:

**BOARD OF DIRECTORS**

Rosie Rivera, President  
Patricia Warner, Vice President  
Jill Driver, Director at Large

Stephanie White, Director at Large  
Alyssa Shirk, Treasurer

**OTHERS**

Shireen Ambush, Abaris Realty  
Mark Moorman, Abaris Realty  
Brianna Frank, Abaris Realty

Kaitlyn Ambush, Abaris Realty

**REGULAR SESSION**

**CALL TO ORDER**

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

**HOMEOWNER FORUM**

Dave K reported that during the weekends, residents have been seen holding open the clubhouse doors for training classes in the gym. In addition, Dave noted that during the weekends, the men's locker room smells of marijuana.

Mike Brown noted that there are still outstanding questions from last month's meeting that have not been addressed. Mike also noted that decisions made by the Board, between monthly meetings, must be ratified at the next meeting. Mike discussed the delinquencies and noted that in December 2024 the delinquency rate was 15.5%.

Cheryl Brownell noted that there are new categories on the delinquency report - Collection Letter Admin Fee, Legal Admin Fee, Payment Processing Fee – and inquired if these are new fees, and why we have delinquent accounts with these fees as they should be paid up front by the owner.

Logan inquired about his DRC fence application, which was submitted and is currently under review by the DRC.

**BOARD RESPONSE**

Mark Moorman responded to Dave K and confirmed the marijuana smell will be investigated on the weekend.

**PRESIDENT'S MESSAGE**

Rosie Rivera noted that the new position for the Assistant Onsite Manager was announced at the January 2025 and November 2024 Board Meeting.

**BOARD MEETING AGENDA APPROVAL**

The Board unanimously voted to approve the agenda as amended.

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**MINUTES**

Rosie Rivera made a motion to approve the minutes from the January 14, 2025, Board Meeting as distributed. The motion was seconded by Jill Driver 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 December 31, 2024.

- 1) Total cash on hand \$3,477,347
- 2) As of December 31, 2024, the HOA has a year-to-date net income of \$133,950
- 3) Total year-to-date revenue \$1,854,086
- 4) Total year-to-date operating expenses \$1,720,086
- 5) Total disbursements \$136,098
- 6) Total outstanding delinquencies \$245,210 (current owners of \$227,683 and prior owners of \$17,527)
- 7) Total outstanding delinquencies rate: 15.55%/ 248 homes
- 8) Delinquency more than 30 days: \$222,778 or 14.13%; 197 homes
- 9) Delinquency more than 60 days: \$211,755 or 13.43%; 170 homes
- 10) Total reserve expenditures year-to-date is \$169,539

**COMMITTEE REPORTS**

**Design Review Committee (DRC)**

Patricia Warner noted that the DRC met and approved 6 applications.

**Social Committee**

Rosie Rivera commented that the next Committee meeting is scheduled for February 27, 2025.

**Community Garden Committee (CGC)**

Alyssa Shirk reported that Michael Warner resigned from the Garden Committee as of February 1, 2025. On behalf of the Garden Committee, Alyssa thanked Michael for his years on service on the Garden Committee!

**TANYARD PARK UPDATE**

Mike Brown reported that all of the trees have been removed, but the stumps still remain and will be removed. Mike confirmed that he will share the next update from the Project Manager once received.

**MATTERS FOR BOARD DECISION**

1. Member Splash Annual Renewal –

The Board discussed the Annual Renewal fee for Member Splash, and the 2025 renewal fee of \$2,000. Rosie Rivera made a motion to approve the Member Splash 2025 renewal fee of \$2,000. The motion was seconded by Alyssa Shirk and carried unanimously.

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2. Summer and Fall Flowers –  
The Board discussed the proposal from SBC for the Summer and Fall flowers and color selections. After discussion, the Board unanimously agreed to have SBC install Begonias in the Summer, and Pansies in the Fall.
  
3. Entrance Monument Bids –  
Mark Moorman and Brianna Franks confirmed that RFPs have been issued to several signage and masonry companies for a new entrance monument brick wall. We hope to have the bids by the March Meeting.
  
4. Pedestrian Bridge Project Update –  
Shireen Ambush confirmed that RFPs have been issued by CSG, along with the project manual, and the bids are due before the March Board Meeting. Shireen also noted that CSG anticipates the work to begin in the Summer and be completed by Fall 2025.
  
5. Clubhouse Gym Door –  
The Board discussed the reports received regarding the gym door being propped open, and agreed to have Abaris obtain pricing to install a door alarm for the clubhouse doors, so that when held open, the alarms will sound off.

**HOMEOWNER FORUM**

Dave K thanked the Board for their hard work!

Mike Brown inquired who confirmed that the Pedestrian Bridges are not County responsibility.

**BOARD RESPONSE TO HOMEOWNER FORUM**

Shireen Ambush confirmed that Mark Moorman will share again the point of contact of the person who confirmed the Pedestrian Bridges are not County responsibility with Mike Brown.

**NEXT MEETING** – Tuesday, March 11, 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 7:44 p.m.

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**SIGNATURE**

**DATE**

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**Summary of Board Actions**

1. The Board approved the January 14, 2025, Board Meeting Minutes.
2. The Board approved the 2025 Member Splash Annual Renewal Fee of \$2,000.
3. The Board agreed on the following flower selection: Begonias for Summer, and Pansies for Fall.
4. The Board requested pricing from Abaris for the installation of Clubhouse and Gym Door Alarms.