

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON APRIL 8, 2025**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on April 8, 2025. The following persons were in attendance:

BOARD OF DIRECTORS

Rosie Rivera, President

Jill Driver, Director at Large

Stephanie White, Director at Large

Alyssa Shirk, Treasurer

Patricia Warner, Vice President

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 7:00 p.m.

Rosie Rivera made a brief statement providing an update on the following topics:

- Parking Area at the Clubhouse is now open since SBC has removed their stored snow removal equipment.
- The Dog Park is being evaluated, in the next coming weeks, for possible improvements.
- The swing set for Mockingbird Drive is on order, and the estimated installation date is set for June.
- The easements for the pedestrian bridges have been received from Anne Arundel County and is under review by the HOA's legal counsel.
- The proposals for the new entrance monument have been received and are under review by the Board.
- The pool rails were damaged in the off-season and will need netting to cover the gaps in order to meet code requirement.
- The pool opens Saturday, May 24th.

HOMEOWNER FORUM

Dave K reported that the clubhouse men's bathroom smelt of marijuana, on Saturday around 8 am.

Mike Brown discussed the 2025 Inspections process and inquired what the Board is looking for in reference to roofs and window blinds.

Nick noted that the delinquency rate is growing, and vandalism incidents are also increasing. Nick also suggested that the HOA consider installing a fence between Tanyard Springs and Creekside.

Mike Stearns requested clarity on the monument the Board has solicited bids for.

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Nakia Hixon-Sample commented that several homes in the community have mix and match door and shutter paint colors, and she inquired if this will be cited during the inspection. Nakia also inquired if the Social Committee will have another Adult Swim night, or if the Board has considered extending the pool hours during the school year.

BOARD RESPONSE

Rosie Rivera responded to Mike Brown and Nakia Hixon-Sample regarding the inspections, and noted that she had a pre-inspection meeting with the Abaris Inspections Department to clarify which items are to be cited during the inspection, and which items should not be cited. Rosie also responded to Mike Stearns and noted that the monument is similar to entrance monuments installed at other neighboring communities and this sign is anticipated to be installed next to the clock tower.

Alyssa and Pat responded to Nick's suggestion regarding the installation of a fence between Tanyard Springs and Creekside, and noted that a fence will not deter vandalism. All owners are encouraged to report these incidents to the local authorities.

BOARD MEETING AGENDA APPROVAL

Rosie Rivera suggested the Board table the discussion regarding the Collection Services. Pat Reber made a motion to approve the agenda as amended. The motion was seconded by Jill Driver and carried unanimously.

MINUTES

Alyssa Shirk made a motion to approve the minutes from the March 11, 2025, Board Meeting as distributed. The motion was seconded by Stephanie White 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 February 28, 2025.

- 1) Total cash on hand \$3,561,533
- 2) As of February 28, 2025, the HOA has a year-to-date net loss of \$247,744
- 3) Total year-to-date revenue \$305,272
- 4) Total year-to-date operating expenses \$553,016
- 5) Total disbursements \$231,646
- 6) Total outstanding delinquencies \$248,980 (current owners of \$231,450 and prior owners of \$17,530)
- 7) Total outstanding delinquencies rate: 15.8%/ 270 homes
- 8) Delinquency more than 30 days: \$222,695 or 14.12%; 218 homes
- 9) Delinquency more than 60 days: \$209,655 or 13.30%; 195 homes
- 10) Total reserve expenditures year-to-date is \$44,531

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The Board discussed the Draft 2024 Audit and confirmed no discrepancies were reported. Alyssa Shirk made a motion to approve the Draft 2024 Audit as presented. The motion was seconded by Pat Warner and carried unanimously.

The Board discussed the proposed Bad Debt Write Off, presented by Pickett Law, which includes the write off of 4 accounts totaling \$18,689.46. Shireen Ambush confirmed this write off balance includes the uncollectable debt from prior owners. Alyssa Shirk made a motion to approve the Bad Debt Write Off in the amount of \$18,689.46. The motion was seconded by Pat Reber and carried unanimously.

The Board discussed the proposals received for the replacement hot water heater in the clubhouse. Rosie Rivera made a motion to ratify the unanimous email vote to approve the proposal from Magnolia Plumbing, in the amount of \$16,580, to install the tankless water heater in the clubhouse. The motion was seconded by Pat Reber and carried unanimously.

COMMITTEE REPORTS

Design Review Committee (DRC)

Pat Reber reported that the DRC met and approved 13 applications.

Social Committee

Rosie Rivera reported that the next Social Committee meeting will be held virtually on April 24th to discuss the pool opening party. Rosie also noted that there will be a Community Yard Sale, which is not sponsored by the Tanyard Springs HOA, but will be in conjunction with yard sales being conducted by neighboring communities, on April 26th. Rosie reminded everyone about the Pool Opening Party which is scheduled for May 24th.

Community Garden Committee (CGC)

Brianna Frank reported that there are currently 7 plots still available for rent. Jill Driver announced that she would like to serve as the Garden Committee Chairperson. Rosie River made a motion to appoint Jill Driver to the Garden Committee as the Chairperson of the committee. The motion was seconded by Stephanie White and carried unanimously.

TANYARD PARK UPDATE

Mike Brown reported that the flattening of the land is underway, and construction is still ongoing.

POOL

1. No items to discuss.

GYM/ CLUBHOUSE

1. No items to discuss.

BASKETBALL COURT

1. No items to discuss.

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TENNIS COURT

1. No items to discuss.

PLAYGROUND/ DOG PARK

1. No items to discuss.

LANDSCAPING

1. No items to discuss.

SINKHOLE DRAINAGE

1. Ratification of Engineer’s Invoice Approval –
Rosie Rivera made a motion to ratify the email approval of the invoice submitted by CSG Engineering for Payment Application #1 to FSC in the amount of \$179,317. The motion was seconded by Jill Driver and carried unanimously.

HOMEOWNER FORUM

Mike Brown commented that the vandalism/ crime incidents discussed at tonight’s meeting should be reported to the local authorities.

Mike Stearns echoed Mike Brown’s comments and suggested owners take date/time stamped photos of incidents to share with the police.

BOARD RESPONSE TO HOMEOWNER FORUM

Shireen Ambush confirmed that the total amount of the snow invoices from SBC included all of the snowstorms.

NEXT MEETING – Tuesday, May 13, 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 7:47 p.m.

SIGNATURE

DATE

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Summary of Board Actions

1. The Board approved the March 11, 2025, Board Meeting Minutes.
2. The Board approved the Draft 2024 Audit Report presented by Goldklang Group.
3. The Board approved the Bad Debt Write-Off from Pickett Law in the amount of \$18,689.46.
4. The Board ratified the email approval of the proposal from Magnolia Plumbing to install the tankless hot water heater in the clubhouse for \$16,580.
5. The Board appointed Jill Driver to the Garden Committee as the Chairperson.
6. The Board approved the Payment Application #1 to Facility Services Company (FSC) in the amount of \$179,317 for the sinkhole/drainage project.