

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
6:30 P.M. ON JUNE 10, 2025**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on June 10, 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

OTHERS

Shireen Ambush, Abaris Realty
Mark Moorman, Abaris Realty
Kim O’Halloran-Perez

Kaitlyn Ambush, Abaris Realty
Kwame Yiadom, Abaris Realty

REGULAR SESSION

CALL TO ORDER

Rosie Rivera called the Regular Session to order at 6:30 p.m.

HOMEOWNER FORUM

Dave K inquired when the Board will return to in-person meetings.

Leah Nagel inquired if the HOA’s attorney can file a class action suit against MI Windows. Kim O’Halloran-Perez confirmed that the HOA does not have standing for windows on private homes, and cannot file a lawsuit on behalf of an individual owner.

Patty inquired what were the credentials of the inspectors conducting the annual home inspection, and what were the guidelines of the inspection. Shireen Ambush confirmed that inspection guidelines are set forth by the Board of Directors prior to the start of the Annual inspection and commented that the inspector credentials are that each inspector is an employee of Abaris and were trained by the Abaris Inspections Department.

Ryan Lewis inquired if the Board has a plan to install speed bumps on Heritage Crossing as there have been reports of reckless driving. Shireen Ambush confirmed that Abaris will look into options to make the traffic safer and noted that a traffic study may be needed.

Mamakos requested an update on the Pedestrian Bridges. Kim O’Halloran confirmed that an update will be provided later in the meeting.

BOARD RESPONSE

No additional responses were required at this time.

BOARD MEETING AGENDA APPROVAL

Rosie Rivera, Alyssa Shirk and Kim O’Halloran-Perez suggested the following modifications to the agenda:

- Addition of Pedestrian Bridges Update.

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- Table the Abaris Management Renewal Contract
- Addition of Board Code of Conduct
- Addition of discussion regarding SBC proposal to assist the Garden Committee with Landscape Maintenance tasks
- Removal of Homeowner comments at the end of the meeting, in lieu of another Homeowner comment forum during the Annual Meeting.

Rosie Rivera made a motion to amend the meeting agenda with the above-mentioned revisions. The motion was seconded by Jill Driver and carried unanimously.

MINUTES

Rosie Rivera made a motion to approve the minutes from the April 8, 2025, Board Meeting, and the May 6, 2025, Special 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 April 30, 2025.

- 1) Total cash on hand \$3,194,386
- 2) As of April 30, 2025, the HOA has a year-to-date net loss of \$233,962
- 3) Total year-to-date revenue \$621,686
- 4) Total year-to-date operating expenses \$855,648
- 5) Total disbursements \$282,600
- 6) Total outstanding delinquencies \$239,554 (current owners of \$217,503 and prior owners of \$22,051)
- 7) Total outstanding delinquencies rate: 15.9%/ 200 homes
- 8) Delinquency more than 30 days: \$216,794 or 13.75%; 175 homes
- 9) Delinquency more than 60 days: \$201,654 or 12.79%; 166 homes
- 10) Total reserve expenditures year-to-date is \$289,682

The Board discussed the Debit Card Resolution. Rosie Rivera summarized that the resolution was recommended by the auditors, as a result of the Board's request to utilize petty cash for small expenses. The Board unanimously agreed to table the resolution pending the upcoming Board Election.

The Board discussed and made decisions on the following pending invoices:

High Sierra Pools – White Coat Project - \$71,855 – Approved.
CSG Engineering – April 2025 Engineering Services - \$16,591.40 – Approved.
CSG Engineering on behalf of Concrete Protection - \$10,718 – TABLED.

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CSG Engineering on behalf of FSC – Application #2 - \$2,000 – Approved.

COMMITTEE REPORTS

Design Review Committee (DRC)

Mark Moorman reported that the DRC met and approved 22 applications at the April 8, 2025, Committee Meeting.

Social Committee

Rosie Rivera reported that the pool opening party was a great success! Rosie noted that roughly 100 patrons attended the event. The next committee meeting will be held on June 26, 2025. The Night Swim Event will be held on June 28, 2025, and the Outdoor Movie Night will be held on July 18, 2025.

The Board discussed the Outdoor Movie Night proposals as follows:

- Movie Showing License - \$450
- Movie Showing - \$650

The Board unanimously approved both proposals for the upcoming movie night on July 18, 2025.

Community Garden Committee (CGC)

Jill Driver reported that the Committee met on June 7, 2025. The upcoming weeding and landscape maintenance event will be held on June 8, 2025. Jill commented that the Garden Committee is always looking for new volunteers to join.

TANYARD PARK UPDATE

Mike Brown reported that construction is still ongoing, and advised residents to use caution when driving through the community, especially low-riding vehicles.

POOL

1. The Board unanimously ratified the email approval of the invoice from High Sierra Pools for the pool whitecoat project, as noted earlier in the minutes.

GYM/ CLUBHOUSE

1. The Board tabled the proposal from Alarm One for the additional door entry system and fob reader for clubhouse rentals.

BASKETBALL COURT

1. The Board discussed the noise disturbance complaints at the basketball courts during the evening hours. A resident who contacted the local authorities indicated that a representative from the Board or Management can call for “No Trespassing”.

TENNIS COURT

1. No items to discuss.

PLAYGROUND/ DOG PARK

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1. The Board tabled the proposals from SBC for the installation of a concrete pad, for the bench at the dog park, and the turf renovations.

LANDSCAPING

1. The Board ratified the unanimous email approval of the proposal from SBC for the stormwater management facility repairs.
2. The Board discussed and unanimously approved the proposal from SBC for the replacement maple tree.
3. The Board tabled the Abaris Common Area Inspection Report.

SINKHOLE DRAINAGE

No items to discuss.

PEDESTRIAN BRIDGE UPDATE

1. Kim O'Halloran-Perez provided an update on the pedestrian bridges and noted that the bridge project is on hold pending the license agreement that Anne Arundel County is requiring. Kim explained that the County is requiring a license agreement to be executed in order for the HOA to proceed with the bridge repairs. The County agreement includes language that will jeopardize the HOA's insurability. Despite repeated requests to the County Attorney, the County will not remove the indemnity language that would cost the HOA to lose its insurance coverage. It was agreed that Kim will draft a letter to the County stating that the HOA will not proceed with any bridge repairs given this situation, and since the bridges are on County property, they can arrange for the repairs to be made at the County's expense.

BOARD CODE OF CONDUCT

1. Alyssa Shirk provided her recommended revisions to the Board Code of Conduct for review and approval. The Board unanimously agreed to table the discussion on the revised Board Code of Conduct and to set up a separate meeting to discuss any revisions to the Board Code of Conduct.

HOMEOWNER FORUM

The Homeowner Forum was deferred to the Annual Meeting immediately following the regular Board Meeting.

NEXT MEETING – Tuesday, July 8, 2025, at 7:00 p.m.

ADJOURNMENT

Rosie Rivera made a motion to adjourn the regular meeting at 7:52 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.