

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE  
7:00 P.M. ON AUGUST 12, 2025**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on August 12, 2025. The following persons were in attendance:

**BOARD OF DIRECTORS**

Rosie Rivera, President  
Jodi Wells, Treasurer  
Evan Johnson, Secretary

Jill Driver, Vice President  
Joe Grassi, Director at Large

**OTHERS**

Shireen Ambush, Abaris Realty  
Mark Moorman, Abaris Realty

Kaitlyn Ambush, Abaris Realty  
Dana Coker, Abaris Realty

**REGULAR SESSION**

**CALL TO ORDER**

Rosie Rivera called the Regular Session to order at 7:08 p.m.

Rosie Rivera stated that the Board will go into an Executive Session, with the Board Members only, and will resume by 7:15 pm, to discuss the management contract.

*Brief Recess until 7:18 pm, at which time the Board Meeting resumed.*

**HOMEOWNER FORUM**

Dave K requested an update on the pedestrian bridges, for which the Board confirmed that the topic is on the agenda for discussion.

**BOARD RESPONSE**

No additional responses were required at this time.

**BOARD MEETING AGENDA APPROVAL**

Rosie Rivera suggested the following modifications to the agenda:

- Pool Rules Update
- Management Contract
- Pedestrian Bridge Update

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

**MINUTES**

Joe Grassi made a motion to approve the minutes from the July 8, 2025, as distributed. The motion was seconded by Evan Johnson and carried unanimously.

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**FINANCIAL REPORT**

Mark Moorman presented the Treasurer’s report as of June 30, 2025:

Total cash on hand \$3,151,495

As of June 30, the HOA has a year-to-date net loss of \$246,758

Total year-to-date revenue \$936,698

Total year-to-date operating expenses \$1,183,456

Total operating disbursements \$176,077

Total outstanding delinquencies \$219,087 (current owners of \$212,059 and prior owners of \$7,028)

Total outstanding delinquencies rate: 13.90%/211 homes

Delinquency more than 30 days: \$206,193 or 13.08%; 162 homes

Delinquency more than 60 days: \$192,069 or 12.18%; 147 homes

Total reserve expenditures year-to-date is \$408,249

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

CSG Engineering – April 2025 Engineering Services - \$16,591.40 – Approved at the June Board Meeting.

1. CSG - \$5,475.00 – permitting work for pedestrian bridge project – TABLED.
2. CP&R - \$10,718.55 – invoice for pre-construction work for pedestrian bridge project – TABLED.
3. Rees Broome - \$5,148.00 – May and June 2025 legal counsel services – APPROVED.

**COMMITTEE REPORTS**

**Design Review Committee (DRC)**

Mark Moorman reported that the next DRC meeting is scheduled for August 13, 2025. Since the last meeting, the DRC has approved 10 applications.

**Social Committee**

Rosie Rivera reported that the Adult Swim Night, on August 9<sup>th</sup>, was a great success! The next event will be held on August 16<sup>th</sup> for the Back to School Event where free backpacks will be distributed. The next Social Committee Meeting will be held on August 28<sup>th</sup>, and the next Social Event will be held on September 20<sup>th</sup> for the Family Fun Day.

**Community Garden Committee (CGC)**

Jill Driver reported that the Garden Committee had SBC weed the garden, but it still looks unkept. Jill also noted that the water drainage is still an ongoing issue at the garden. Mark Moorman confirmed that an onsite meeting with SBC will be scheduled to discuss the weeding concerns and to provide a proposal for the drainage corrections. Abaris will also obtain competitive bids for the drainage corrections.

**TANYARD PARK UPDATE**

No report at this time.

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**POOL**

1. The Board discussed the following changes to the pool rules:
  - a. Addition of Rule – No water guns allowed at the pool.
  - b. Rule #15- add the missing “or” word with regards to listening to music at the pool.
  - c. Addition of Rule – Parents must supervise all children under the age of 15, at all times, while at the pool.

Rosie Rivera made a motion to update the pool rules with the 3 changes indicated above. The motion was seconded by Evan Johnson and carried unanimously.

**GYM/ CLUBHOUSE**

1. No items to discuss.

**BASKETBALL COURT**

1. No items to discuss.

**TENNIS COURT**

1. The Board tabled the proposals received to resurface the tennis courts. No action was taken.

**PLAYGROUND/ DOG PARK**

1. No items to discuss.

**LANDSCAPING**

1. The Board discussed the proposal from SBC to apply nutsedge weed turf treatment for \$3,250. Rosie Rivera made a motion to approve the proposal from SBC for the nutsedge turf treatment for \$3,250. The motion was seconded by Evan Johnson and carried unanimously.
2. The Board discussed the 2025 inspections and the decision to extend the deadline another 60 days. Rosie Rivera made a motion to grant a blanket extension of 60 days for all existing inspection citations. The motion was seconded by Evan Johnson and carried unanimously.
3. The Board discussed the request received from a resident to conduct a lemonade stand on HOA property and politely declined the request due to liability concerns related to the sales of unpacked beverages on HOA property. Abaris will convey the Board’s decision to the requesting owner.
4. The Board discussed the proposals received from various contractors to address the citation from AA County following the inspection of the SWM facilities. Rosie Rivera made a motion to approve the proposal from FSC for \$26,140 to address the citations from the SWM inspection. The motion was seconded by Jill Driver and carried unanimously.

**SINKHOLE DRAINAGE**

No items to discuss.

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**PEDESTRIAN BRIDGE UPDATE**

Shireen Ambush gave a brief update on the pedestrian bridges and confirmed that a bulletin would be sent to all owners recapping the most recent update received on the pedestrian bridges.

**ABARIS MANAGEMENT CONTRACT**

The Board announced that the Board will be requesting proposals from various management companies for the management services of Tanyard Springs. Jill Driver made a motion to put the management contract out for bid. The motion was seconded by Evan Johnson and carried unanimously.

**HOMEOWNER FORUM**

No comments at this time.

**NEXT MEETING** – Tuesday, September 30, 2025, at 7:00 p.m.

**ADJOURNMENT**

Rosie Rivera made a motion to adjourn the regular meeting at 8:09 p.m.

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**SIGNATURE**

**DATE**

**Summary of Board Actions**

1. The Board approved the July 8, 2025, Board Meeting Minutes.
2. The Board rendered decisions on the following invoices:
  - a. CSG - \$5,475.00 – permitting work for pedestrian bridge project – TABLED.
  - b. CP&R - \$10,718.55 – invoice for pre-construction work for pedestrian bridge project – TABLED.
  - c. Rees Broome - \$5,148.00 – May and June 2025 legal counsel services – APPROVED.
3. The Board made the following updates to the pool rules:
  - a. Addition of Rule – No water guns allowed at the pool.
  - b. Rule #15- add the missing “or” word with regards to listening to music at the pool.
  - c. Addition of Rule – Parents must supervise all children under the age of 15, at all times, while at the pool.
4. The Board tabled the proposals received to resurface the tennis courts.
5. The Board approved the proposal from SBC for the nutsedge turf treatment for \$3,250.
6. The Board approved the blanket extension of 60 days for all existing inspection citations.
7. The Board politely declined the request from a resident to host a lemonade stand on HOA property due to liability concerns related to the sales of unpacked beverages on HOA property.

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8. The Board approved the proposal from FSC for \$26,140 to address the citations from the AA County SWM inspection.
9. The Board voted to put the management contract out for bid.