

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON DECEMBER 15, 2025**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on December 15, 2025. The following persons were in attendance:

BOARD OF DIRECTORS

Rosie Rivera, President
Jodi Wells, Treasurer

Evan Johnson, Secretary
Jill Driver, Vice President

OTHERS

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 7:00 p.m.

HOMEOWNER FORUM

Dave K commented on the letter received from Blackstone Management and noted that the information on how to submit HOA payments was not provided. Dave also noted that the online portal asks for your driver's license as proof of identification.

Mike Brown raised concerns about the high delinquency rate and commented that a liquor license is required when serving alcohol at the HOA clubhouse. Mike also inquired about the status of in-person meetings.

BOARD RESPONSE

No response required at this time.

BOARD MEETING AGENDA APPROVAL

The Board unanimously approved the agenda as distributed.

MINUTES

Rosie Rivera made a motion to approve the minutes from the November 11, 2025, as distributed. The motion was seconded by Jodi Wells and carried unanimously.

FINANCIAL REPORT

Mark Moorman presented the Treasurer's report as of October 31, 2025:

- 1) Total cash on hand \$3,135,539
- 2) As of October 31, the HOA has a year-to-date net loss of \$259,376
- 3) Total year-to-date revenue \$1,524,927
- 4) Total year-to-date operating expenses \$1,784,303
- 5) Total operating disbursements \$147,736
- 6) Total outstanding delinquencies \$217,046 (current owners of \$210,013 and prior owners of \$7,033)

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- 7) Total outstanding delinquencies rate: 13.77%/206 homes
- 8) Delinquency more than 30 days: \$201,678 or 12.79%; 171 homes
- 9) Delinquency more than 60 days: \$191,168 or 12.12%; 148 homes
- 10) Total reserve expenditures year-to-date is \$467,620

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

- 1. SBC Watering Services - \$6,175 – APPROVED
- 2. SBC Watering Services- \$4,745 – APPROVED
- 3. SBC Holiday Decorations – TABLED
- 4. Abaris Inspections - \$7,865 – TABLED
- 5. Rees Broome October Services - \$4,397.59 - APPROVED

COMMITTEE REPORTS

Design Review Committee (DRC)

Mark Moorman reported that the DRC has approved 7 applications this month.

Social Committee

Rosie Rivera reported that the Holiday Tree Lighting was a success with 35 people in attendance. Congratulations to SBC on the holiday decorations. Rosie also noted that the New Year's Eve party will be held at the clubhouse at 9 pm.

Community Garden Committee (CGC)

No report.

TANYARD PARK UPDATE

Mike Brown reported that the lights are being installed on the multi-purpose field and the baseball field has poles installed for netting. The potential close out date is set for December 31, 2025, but subject to change weather dependent. Mike reminded owners to contact the local police if any issues are reported or seen at the park.

POOL

- 1. No items to discuss.

GYM/ CLUBHOUSE

- 1. No items to discuss.

BASKETBALL COURT

- 1. No items to discuss.

TENNIS COURT

- 1. No items to discuss.

PLAYGROUND/ DOG PARK

- 1. None.

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LANDSCAPING

1. None.

SINKHOLE DRAINAGE

No items to discuss.

ABARIS MANAGEMENT REPORT

The Inspections Hearings will be held on December 16, 2025.

HOMEOWNER FORUM

Dave K inquired about the status of in-person meetings.

Brittany inquired about making HOA payments.

NEXT MEETING – TBD.

ADJOURNMENT

Rosie Rivera made a motion to adjourn the regular meeting at 7:37 p.m.

SIGNATURE

DATE