

Tanyard Springs Homeowners Association, Inc.

Board of Directors Meeting Minutes

Date: March 10, 2026

Time: 7:00 PM

Location: Virtual Meeting

Call to Order

The meeting of the Board of Directors for the Tanyard Springs Homeowners Association, Inc. was called to order at **7:01 PM** by Board President Rosie Rivera. A quorum of the Board was confirmed prior to the meeting.

Attendance

Board Members Present

- Rosie Rivera – President
- Evan Johnson – Board Member
- Jill Driver – Board Member
- Jodi Wells – Board Member

Management Present

- Forrest Baggarly – Community Manager, Blackstone Management

Homeowners

Thirty-four (34) total participants attended the meeting, including Board members, management, and homeowners.

Approval of Previous Meeting Minutes

The Board reviewed the minutes from the **February 10, 2026 Board Meeting**.

A motion was made by President Rivera to approve the minutes as presented. The motion was seconded and unanimously approved by the Board.



Open Forum

Homeowners were invited to provide comments and questions.

Pool Season Hours

A homeowner raised concerns regarding pool operating hours at the beginning of the season when schools are still in session. The homeowner indicated that limiting daytime access during this period reduces the already limited seasonal usage for residents without school-aged children.

The Board acknowledged the concern and advised that the matter would be reviewed with the pool management company prior to the upcoming season. The Board also indicated that staffing and operational costs must be considered when evaluating potential adjustments to operating hours.

Clubhouse Rental Deposit

A homeowner expressed concern about the requirement to pay the full clubhouse rental and deposit amount up front. The homeowner suggested reconsidering the policy to allow deposits to be held by check rather than fully collected.

Management explained that holding checks is not considered good financial practice and that deposits must be processed in accordance with association procedures. The Board agreed to review the policy and consider possible adjustments in the future.

Financial Reports

A homeowner asked about the availability of financial reports for December 2025 and early 2026.

Management explained that the association is currently working with the prior accounting provider regarding final records and that an audit of those records is underway.

Management further clarified that summary financial information—including the balance sheet and income and expense reports—is available through the online portal. Full financial records may also be requested through the association's transparency policy.

Hybrid Meeting Status

A homeowner asked for an update regarding the implementation of hybrid board meetings.



The Board explained that the concept is still under evaluation as the Board considers logistics, security, and operational factors. The Board confirmed that a hybrid meeting is expected to be held at least once this year once planning is complete.

Approval of Agenda

The agenda for the March 10, 2026 meeting was presented to the Board.

A motion was made to approve the agenda as submitted. The motion was seconded and approved unanimously.

Financial Report

Management presented the financial overview to the Board.

Key highlights included:

- **Operating Account:** \$95,790.49
- **Savings / Reserve Funds:** \$1,967,537.76
- **Liabilities:** None outstanding other than homeowner prepayments totaling \$38,478.71.

Management noted that accounts receivable remain elevated due to the Board's decision to temporarily waive late fees for the first ninety (90) days of the year to allow homeowners time to update payment methods within the new system.

Snow removal expenses from recent storms significantly impacted the operating account balance during the reporting period.

Financial reports are available to homeowners through the online portal, where balance sheets and budget comparison reports are updated regularly.

Committee Reports

Design Review Committee (DRC)

Three (3) architectural applications were received and are currently under review by the Board. Homeowners were reminded to review the Design Review Guidelines before starting



exterior improvement projects and to submit applications for any modifications to their properties.

The Board also noted that additional volunteers are being sought to support the committee.

Social Committee

The Social Committee announced a **community-wide yard sale scheduled for April 11, 2026**, which will include several neighboring communities.

Residents may participate by hosting sales at their homes or driveways. Event details and a flyer will be distributed to the community.

The Board also reported receiving **eight volunteer families** interested in participating on community committees.

Community and Operations Updates

Pool Registration

Pool pass registration will begin shortly. Homeowners will receive email communication with instructions and registration details.

Inspections

The first full community inspection is scheduled for **May 2026**. Homeowners may also submit self-service reports through the mobile application or the online portal.

Management Update

Management noted that internal staffing adjustments are underway to improve customer service and ensure that homeowner inquiries are routed appropriately.

Old / New Business

The Board briefly discussed additional community items listed on the agenda including:

- Bridge rehabilitation
- Stormwater management updates
- Basketball court and tennis court maintenance



- Playground and dog park considerations
- Legal representation proposals

Further information will be presented at upcoming meetings as projects progress.

Adjournment

With no further business to discuss, the meeting was adjourned.

Meeting adjourned at approximately 7:57 PM.

