

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON JUNE 13, 2023**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on June 13, 2023. The following persons were in attendance:

BOARD OF DIRECTORS

Alyssa Shirk, President
Alysha Jackson, Vice President
Thomas Trower, Treasurer

Jeremy Lezmer, At Large
Don Sickenberger, At Large

OTHERS

Shireen Ambush, Abaris Realty
Mark Moorman, Abaris Realty
Cheryl Brownell

BOARD MEMBERS ABSENT – Jeremy Lezmer and Rosie Rivera

REGULAR SESSION

CALL TO ORDER

Alyssa Shirk chaired the meeting and called the Regular Session to order at 6:35 p.m.

AGENDA

Thomas Trower made a motion to add the pool hour extension to the agenda. The motion was seconded by Don Sickenberger.

Alysha Jackson made a motion to add the purchase of 3 “no parking” signs to the agenda. The motion was seconded by Don Sickenberger

A vote was called for and the agenda was unanimously approved as amended.

MINUTES

Alyssa Shirk noted that she adjourned the May 9, 2023, meeting and not Thomas Trower. The minutes from the May 9, 2023, Board Meeting were approved unanimously as amended.

FINANCIAL REPORT

Thomas Trower gave the financial report for the period ending on April 30, 2023, and stated that the financial statements are emailed every month to every Board Member. The total cash-on-hand as of April 30, 2023, is \$2,813,710. The HOA has a year-date net income of \$129,102. As of April 30, 2023, the total outstanding delinquency is \$212,572. As of April 30, 2023, the total number of outstanding accounts are 215, equating to 13%. As of May 31, 2023, the total number of outstanding accounts are 182, equating to 11%. As of May 1, 2023, 60 liens have been filed.

Board Discussion:

Alyssa Shirk read a statement regarding enforcing rules by Abaris and provided a summary review of violations Abaris issued in the past month.

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COMMITTEE REPORTS

Design Review Committee (DRC)

The DRC met to review 6 applications: 6 applications were approved and none were denied. The next DRC meeting is scheduled for June 14, 2023.

Community Garden Committee (CGC)

Michael Warner noted that there are 9 beds available in the garden. A sorority donated flowers & seeds for planting in the garden. The next working session will be before the end of June.

Social Committee

Alysha Jackson noted that the pool party opening was a huge success and over 300 people attended. The Social Committee is planning another outdoor movie on July 8th. On August 1st, National Night Out will be held along with another outdoor movie. The next meeting is on August 31st. More volunteers are needed to serve on the Social Committee.

MATTERS FOR BOARD DECISION

Action 1: CD Investment

Thomas Trower made a motion to reinvest \$50,000 into a 6-month CD at a 5.05% interest rate with Morgan Stanley. The motion was seconded by Don Sickenberger.

Homeowner comments:

Michael Brown inquired about whether the CD had matured already. Alyssa Shirk noted that it matured 2 weeks ago.

Board Discussion:

None.

A vote was called for and the motion passed unanimously.

Action 2: Goldklang Group 2023 Audit/Tax Preparation Services

Alysha Jackson made a motion to approve the proposal from Goldklang Group for \$6,800 for the 2023 audit and tax preparation services. The motion was seconded by Thomas Trower.

Homeowner comments:

Michael Brown inquired about whether this proposal was for 2022 or 2023. Alyssa Shirk confirmed the proposal was for the 2023 services.

Board Discussion:

None.

A vote was called for and the motion passed unanimously.

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Action 3: Bike Lanes on Tanyard Springs Lane

Don Sickenberger made a motion to discuss the proposal from the County to paint lines along Tanyard Springs Lane to delineate one bike lane in each direction and then provide the feedback to the County. The motion was seconded by Thomas Trower.

Homeowner Comments:

Michael Brown stated that he thinks the bike lanes are a terrible idea.

Board Discussion:

Thomas Trower noted that he was not a fan of the idea. Alysha Jackson noted she was not a fan of the idea either and that it presents a speeding issue. Don Sickenberger stated that it is ultimately the County's decision.

A vote was called for and the motion passed unanimously.

Action 4: Parking Signs on Willow View Lane

Alysha Jackson made a motion to approve installing three parking signs on Willow View Lane. The motion was seconded by Don Sickenberger.

Homeowner Comments:

None.

Board Discussion:

None.

A vote was called for and the motion passed unanimously.

Action 5: Pool Hours Extension

Thomas Trower made a motion to approve opening the pool to full days starting on June 14, 2023, due to the schools closing earlier than the contract date for an additional cost of \$1,800. The motion was seconded by Alysha Jackson.

Homeowner Comments:

Michael Brown inquired about whether the pool rules can be modified to be more clear to homeowners in regard to pool hours. Thomas Trower responded by saying that the contract is based on the number of hours and that the signage at the pool can be updated.

Board Discussion:

None.

A vote was called for and the motion passed unanimously.

Action 6: DRC Member Approval

Don Sickenberger made a motion to approve the appointment of Michael Brown to the DRC subject to Michael signing the Code of Ethics form. The motion was seconded by Thomas

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Trower.

Homeowner Comments:
None

Board Discussion:
None.

A vote was called for and the motion passed unanimously.

Action 7: Abaris Realty Contract Renewal

Thomas Trower made a motion to approve the Abaris renewal contract terms as agreed during the 2023 budget meeting. The motion was seconded by Don Sickenberger.

Homeowner Comments:
Michael Brown inquired about what the terms of the contract were and how much the increase was. Shireen Ambush responded and stated that the increase was around 5%.

Board Discussion:
None

A vote was called for and the motion passed unanimously.

MANAGEMENT REPORT:

Shireen Ambush gave the management report and stated there is nothing more to add other than what was included in the management report.

OPEN FORUM

Pat Warner asked if a Board member that is a Committee liaison is considered a Committee member. Shireen Ambush responded by saying the Board members that are Committee liaisons are just liaisons and not Committee members.

Michael Brown asked the following questions: Were the pool hours modified to save money? Any further discussion on bus stop location? Any update on in-person/hybrid meetings? Can a Board member be a Committee member if they are not the liaison?
Shireen Ambush stated that a Board member that is not the Committee liaison can still be a Committee member and that Abaris will follow up on the bus stop to decide whether or not to have school hours for the pool in the future. Thomas Trower stated that he doubts a bus stop will be added. Thomas Trower thanked everyone and announced that this meeting was his last meeting since he is moving out of the state.

NEXT MEETING – Tuesday, July 11, 2023, at 7:00 pm.

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ADJOURNMENT

Alyssa Shirk adjourned the Regular Session at 7:15 p.m.

SIGNATURE

DATE