

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON MAY 9, 2023**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on May 9, 2023. The following persons were in attendance:

BOARD OF DIRECTORS

Alysha Jackson, Vice President
Alyssa Shirk, Treasurer

Jeremy Lezmer, At Large
Don Sickenberger, At Large

OTHERS

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

BOARD MEMBERS ABSENT – Thomas Trower and Rosie Rivera

REGULAR SESSION

CALL TO ORDER

Alyssa Shirk chaired the meeting and called the Regular Session to order at 7:00 p.m. Alyssa apologized for the last-minute cancellation of the April Board meeting due to an emergency.

AGENDA

Alyssa Shirk made a motion to remove the CD reinvestment from the agenda. The motion was seconded by Don Sickenberger and the agenda was unanimously approved as amended.

BOARD OFFICER POSITIONS

Alyssa Shirk noted that the Board agreed to on the following Board Officer reassignments: Alyssa Shirk as the President and Thomas Trower as the Treasurer.

MINUTES

The minutes from the March 14, 2023, Board Meeting were approved as distributed.

FINANCIAL REPORT

Alyssa Shirk gave the financial report, for the period ending on March 31, 2023, and stated that the financial statements are emailed every month to every Board Member. The total cash-on-hand as of March 31, 2023, is \$2,631,041. The HOA has a year-date net income of \$174,000. As of March 31, 2023, the total outstanding delinquency is \$208,465. As of April 3, 2023, the total number of outstanding accounts are 215, equating to 13%. As of April 1, 2023, 60 liens have been filed.

Board Discussion:

No comments.

COMMITTEE REPORTS

Design Review Committee (DRC)

The DRC met to review 15 applications: 14 applications were approved and 1 was denied. The

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next DRC meeting is scheduled for May 10, 2023.

Community Garden Committee (CGC)

Alyssa Shirk noted that the garden beds are available to rent and to contact Mark Moorman at the on-site office if interested.

Social Committee

Alysha Jackson reminded residents to register for the pool through MemberSplash as the pool opening party will be held on Saturday, May 27, 2023, from 11 AM to 2 PM. Alysha noted the committee is looking for volunteers to fill the 12 PM to 2 PM timeslot. There will be a DJ, pizza, games, etc. A flyer for the pool opening party will be posted over the weekend.

MATTERS FOR BOARD DECISION

Action 1: 2022 Draft Audit

Don Sickenberger made a motion to approve the 2022 draft audit. The motion was seconded by Alysha Jackson.

Homeowner comments:

Michael Brown inquired how the reserves are funded per the audit and if there were any deficiencies. Alyssa Shirk noted there were no major concerns or red flags with the draft audit report, and we are on track with funding for the reserves.

Board Discussion:

None.

A vote was called for and the motion passed unanimously.

Action 2: SBC Proposal for Dead Tree Removal

Alysha Jackson made a motion to approve the proposal from SBC for \$885 to remove and replace the dead tree. The motion was seconded by Don Sickenberger.

Homeowner comments:

Michael Brown inquired if the tree will be replaced with a native tree. Alyssa Shirk confirmed the replacement tree will be a smaller, native tree, with non-intrusive roots.

Board Discussion:

None.

A vote was called for and the motion passed unanimously.

Action 3: SBC Weed Trimming

Jeremy Lezmer made a motion to approve SBC to no longer trim around the fences within 1-inch. The motion was seconded by Alysha Jackson.

Homeowner Comments:

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Michael Brown inquired how the HOA is going to prevent tall grass without damaging the fences. Alyssa confirmed that landscapers will not touch the fence line with weed whackers, or they cause damage.

A vote was called for and the motion passed unanimously.

Action 4: Resale Home Inspection Fee

Jeremy Lezmer made a motion to approve the \$150 inspection fee for the resale inspection to Abaris Realty , which will be added to the cost of the resale documents to be paid by the seller. The motion was seconded by Alysha Jackson.

Homeowner Comments:

Michael Brown inquired what the fee was before and if the violations convey to the new owner or they must be rectified before sale. Michael commented that the Board can delay or stop a sale. Alyssa Shirk responded that Abaris is only looking at violations we are already aware of. This fee includes a physical inspection, with color photos of any violations to note on the resale certificate so it conveys to the new owner. If it is not corrected before sale, the seller is charged the \$150 fee.

Board Discussion:

None.

A vote was called for and the motion passed unanimously.

Action 5: CSG Drainage Proposal

Don Sickenberger made a motion to approve the proposal from CSG to address drainage and sinkhole issues near Timbercross Lane for \$53,500. The motion was seconded by Alysha Jackson.

Homeowner Comments:

None.

Board Discussion:

None.

A vote was called for and the motion passed unanimously.

ADMINISTRATIVE MATTERS FOR BOARD DECISION

Action 1: Astound Broadband Proposal

Alysha Jackson made a motion to approve the proposal from Astound Broadband pending legal guidance. The motion was seconded by Don Sickenberger.

Homeowner Comments:

Michael Brown inquired why we are voting without legal opinion and what the services are for. Alyssa Shirk commented that Astound is looking to expand telecommunication's broadband as

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another provider for the homeowners to consider. Alyssa confirmed that the Board will not proceed if legal counsel advises against.

Board Discussion:
None.

A vote was called for and the motion passed with 3 votes in favor and 1 against.

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

Michael Brown asked the following questions: what is the timeline for the new website portal; will there be an overlap between the old and new systems; why haven't the Abaris Inspections taken place yet; what happens if the seller does not correct the violations cited before the sale? Alyssa Shirk confirmed that Abaris only does the home inspections as an annual process for an additional fee and the buyer has recourse if the seller does not comply by settlement. Alyssa noted that the website portal should be ready by late quarter 3.

NEXT MEETING – Tuesday, June 13, 2023, at 7:00 pm.

ADJOURNMENT

Thomas Trower adjourned the Regular Session at 7:30 p.m.

SIGNATURE

DATE