

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON MARCH 14, 2023**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on March 14, 2023. The following persons were in attendance:

BOARD OF DIRECTORS

Thomas Trower, President
Alyssa Shirk, Treasurer

Rosie Rivera, Secretary
Don Sickenberger, At Large

OTHERS

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

HOMEOWNERS PRESENT – 6 Homeowners

BOARD MEMBERS ABSENT – Alysha Jackson and Jeremy Lezmer

REGULAR SESSION

CALL TO ORDER

Thomas Trower chaired the meeting and called the Regular Session to order at 7:01 p.m.

AGENDA

Alyssa Shirk made a motion to add the sinkhole repairs across Timbercross Lane, to the agenda under Matters for Board Decision. The motion was seconded by Rosie Rivera and the agenda was unanimously approved as amended.

MINUTES

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

FINANCIAL REPORT

Alyssa Shirk gave the financial report, for the period ending on January 31, 2023, and stated that the financial statements are emailed every month to every Board Member. The total cash-on-hand as of January 31, 2023, is \$2,631,041. The HOA has a year-date net income of \$19,259. As of January 31, 2023, the total number of outstanding accounts are 246. As of February 28, 2023, the total number of outstanding accounts are 280. The total outstanding delinquency as of January 31, 2023, is \$214,595.

Board Discussion:

No comments.

COMMITTEE REPORTS

Design Review Committee (DRC)

The DRC met in February to review 3 applications: 2 applications were approved and 1 was denied. The next DRC meeting is scheduled for March 15, 2023.

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Community Garden Committee (CGC)

Alyssa Shirk reported that the Garden Committee plans to meet soon to discuss plans for planting in 2023, which is determined by the number of garden beds rented. As of the meeting date, 12 garden beds have been rented and the Committee plans to begin planting in May. Alyssa noted that the Committee is always looking for new volunteers!

Social Committee

Rosie Rivera reported that the Social Committee tried to meet last week but could not hold a session as quorum was not met. At the last meeting, on February 28, 2023, the Committee established new members and a calendar of events for 2023. Rosie noted that the Committee will be partnering with Tanyard Cove to hold a neighborhood yard sale, which will be at no cost to the HOA, and will be held on March 25, 2023, from 8 am to 2 pm. The next Committee meeting will be held on March 30, 2023, at 6 pm.

MATTERS FOR BOARD DECISION

Action 1: MemberSplash Renewal and Pool Administration

Alyssa Shirk asked Abaris for a point for clarification between the administration fees of \$30 versus \$15 per household. Shireen Ambush gave a brief explanation noting that the \$30 per household fee would include Abaris oversight every month of the pool season (end of May through the beginning of September) to confirm which households are current in HOA dues, while disconnecting anyone who is not. The \$15 per household fee would include Abaris oversight only at the point of inception for each household registration throughout the summer months.

Alyssa Shirk made a motion to approve the MemberSplash renewal at \$2,000 and the Abaris oversight at \$15 per household. The motion was seconded by Rosie Rivera.

Homeowner comments:

Cheryl Brownell stated that the proposal noted \$15 per “new” registration. It is not clear if we are only paying for new registrations that have never been registered in MemberSplash.

Board Discussion:

Shireen Ambush explained that the \$15 per household fee will apply to any household who registers to use the pool for 2023, even if their account is established in MemberSplash.

Thomas Trower noted that the Board is hoping to bring down the costs for pool registration in future years to come.

A vote was called for and the motion passed unanimously.

Action 2: Sinkhole Repairs on Timbercross

Alyssa Shirk made a motion to partially approve the proposal from CSG to address the high-priority sinkhole repairs on Timbercross Lane, as a tester for other repairs in the community. The motion was seconded by Rosie Rivera.

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Alyssa Shirk clarified that Mark will identify the worst areas, on Timbercross Lane, for the Board's review and once identified, have CSG provide a proposal for the Board's review.

Alyssa Shirk amended her previous motion to approve the engineer, CSG, to draw a scope of work to bid out for proposals to address the high-priority sinkhole repairs across Timbercross Lane. The motion was seconded by Rosie Rivera.

Homeowner comments:

Cheryl Brownell would like clarification on Alyssa's motion as we do not have a scope for limited areas. Alyssa Shirk explained that the clarification was made in her amended motion.

Board Discussion:

Thomas Trower inquired why a scope needed to be completed before the proposal is bid out. Shireen Ambush explained that this is recommended so that the Board is aware of the funds needed for the project. The original study was to identify problem areas throughout the entire community. But we now want a detailed scope of the specific, high-priority areas.

A vote was called for and the motion passed unanimously.

ADMINISTRATIVE MATTERS FOR BOARD DECISION

Action 1: Community Website Portal

Thomas Trower gave a brief overview of the two different website platforms brought before the Board: repopulate and transfer to Vantaca or remain on Frontsteps. Thomas noted the start-up fee for Vantaca would be \$1,750 and a \$65 per month fee to manage the website, as Mark Moorman can perform a lot of the updates on the new website platform to save the Association funds.

Homeowner comments:

Pat Warner noted that it would be a good move to transfer to Vantaca at half of the current price being paid now. Pat inquired if Vantaca will provide the community with the same benefits as Frontsteps. Thomas confirmed that Vantaca can replicate identical features.

Noah Dula asked the following questions: what is the benefit of the switch; will Abaris be monitoring/ overseeing the new website portal; what is the price per month after 3 years? Thomas noted the benefit to the new website is that it directly integrates with the accounting software and owners can pay their HOA dues directly on the website. Abaris will still monitor the website, but will not perform as many updates as Mark Moorman will continue updating and posting reminders to the website. After 3 years, the monthly fee will be \$12 for the website domain, plus the cost for a web host. This cost will apply to whichever website host the Board chooses.

Cheryl Brownell requested clarification of the website management price between the per year price of \$145 or the payment of the \$145 total over 3 years.

Board Discussion:

None.

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Vote: Alyssa Shirk made a motion to transition from Frontsteps to Vantaca. The motion was seconded by Rosie Rivera and carried 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

None.

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

ADJOURNMENT

Thomas Trower adjourned the Regular Session at 7:49 p.m.

SIGNATURE

DATE