

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

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

**BOARD OF DIRECTORS**

Thomas Trower, President  
Alyssa Shirk, Treasurer

Jeremy Lezmer, At Large  
Alysha Jackson, Vice President

**OTHERS**

Kaitlyn Ambush, Abaris Realty  
Henry Leung, Abaris Realty  
Mark Moorman, Abaris Realty  
Cheryl Brownell

**HOMEOWNERS PRESENT** – 5 Homeowners

**BOARD MEMBERS ABSENT** – Don Sickenberger, Rosie Rivera

**REGULAR SESSION**

**CALL TO ORDER**

Thomas Trower chaired the meeting and called the Regular Session to order at 7:05 p.m.

**AGENDA**

Alyssa Shirk made a motion to add the addition of a Garden Committee member to the Administrative Matters portions of the meeting. The motion was seconded by Alysha Jackson and the agenda was unanimously approved as amended.

**MINUTES**

The minutes from the January 10, 2023, Board Meeting were approved as distributed.

**FINANCIAL REPORT**

Alyssa Shirk gave the financial report, for the period ending on December 31, 2022, and stated that the financial statements are emailed every month to every Board Member. The total cash-on-hand as of December 31, 2022, is \$2,582,052. The HOA has a year-date net income of \$151,101. As of December 31, 2022, the total number of outstanding accounts are 195. As of January 31, 2023, the total number of outstanding accounts are 245. As of February 1, 2023, 51 liens have been filed. Alyssa noted that five new homes have been built at The Pointe, which generates additional income for the HOA.

Board Discussion:

No comments.

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**COMMITTEE REPORTS**

**Design Review Committee (DRC)**

The DRC met in January to review and approve 1 application. The next DRC meeting for February is upcoming.

**Community Garden Committee (CGC)**

Alyssa Shirk reported that the Garden Committee is looking to replace items in preparations for the new planting season. The Committee announced that garden plots are available for rent, as well as welcomed new committee members since committee members come and go.

**Social Committee**

None.

**MATTERS FOR BOARD DECISION**

**Action 1: Website Software Change – Frontsteps vs. Vantaca**

Alysha Jackson made a motion to discuss the various options for the HOA website software. The motion was seconded by Jeremy Lezmer.

Homeowner comments:

Mike Brown asked the following questions: what was the actual motion made by the Board; is Vantaca an Abaris software or third-party software; has the Board received a demo for the Vantaca software; if the Board approves Vantaca, how long will it take to register accounts and be up and running. Mike also commented that the HOA website is not useable, but it is important for prospective buyers to refer to.

Pat Reber requested verification that an actual decision has not yet been made by the Board, except to openly discuss each option.

Board Discussion:

Thomas Trower responded that a motion was made to have an open discussion with the community to gather community input. No official decision will be made, unless the motion is amended. Henry Leung confirmed that Vantaca is a third-party software and not owned by Abaris. Alyssa Shirk noted that no matter what decision the Board makes, residents will be required to undergo a registration process for the new website. **Motion:** Alyssa Shirk made a motion to amend the current motion on the floor and approve the creation of a new HOA website and initiate the transfer to Vantaca.

A vote was called for and the vote count was as follows: For: 1 (Alyssa Shirk); Against: 3 (Alysha Jackson, Jeremy Lezmer, and Thomas Trower). The motion failed and no formal decision was made by the Board.

**Action 2: MemberSplash Contract Renewal**

Jeremy Lezmer made a motion to approve the contract renewal for MemberSplash at \$2,000. The motion was seconded by Alyssa Shirk.

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Homeowner comments:

Mike Brown commented that it should not be difficult to integrate MemberSplash with the accounting database to display the account status for each household, on a daily basis.

Board Discussion:

Alyssa Shirk commented on the overall delinquency rate in relation to the pool registration process and indicated that the delinquency rate has not gone down significantly, which means the Association has not made much money back.

Kaitlyn Ambush explained the pool registration process and difference between the MemberSplash contract renewal price and the Abaris Administration Oversight Fee during the pool registration process. Kaitlyn confirmed that Abaris will confirm with MemberSplash on the software's capability to integrate with an accounting software, such as Vantaca, and display account histories for each residence.

A vote was called for and the vote count was as follows: For: 0; Against: 4 (Alyssa Shirk, Alysha Jackson, Jeremy Lezmer, and Thomas Trower). The motion failed and MemberSplash was not renewed.

**Action 3: Changeover from Annual Flowers to Native Plants**

Alyssa Shirk made a motion to approve SBC's proposal to install native plants at the main entrance and clock tower median for \$26,599.87. The motion was seconded by Alysha Jackson.

Homeowner comments:

Mike Brown inquired what the project cost savings would be to switch from annual plants to native plants.

Board Discussion:

Alyssa Shirk commented that the cost is almost identical, therefore there is not much of a cost savings.

A vote was called for and the motion passed unanimously.

**Action 4: SBC Landscaping Watering Services**

Alysha Jackson made a motion to approve the proposal from SBC for watering services at \$55 per hour. The motion was seconded by Alyssa Shirk.

Homeowner comments:

Mike Brown inquired how many hours will be needed to water the entire community versus what is currently being done. Mike recommended the Board table this decision.

Board Discussion:

None.

A vote was called for and the vote count was as follows: For: 0; Against: 4 (Alyssa Shirk, Alysha

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Jackson, Jeremy Lezmer, and Thomas Trower). The motion failed and the SBC Watering Service proposal was not approved.

**ADMINISTRATIVE MATTERS FOR BOARD DECISION**

**Action 1: Garden Committee Member Appointment**

Alyssa Shirk made a motion to formally accept David Trent-Carlson’s resignation from the Garden Committee and to appoint Barb Dial to the Garden Committee. The motion was seconded by Alysha Jackson.

Homeowner comments:

None.

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**

Thomas Trower commented that the Board is currently discussing options for hybrid-style meetings.

Mike Brown asked the following questions: can the Board do anything regarding the parking at the Pointe; can owners install front doors with windows as the new homes in the Pointe have front doors with windows in them; how is the Board addressing the vacant Board position?

Thomas Trower commented that the DRC would need to address the window additions to the front doors. Thomas also note that a Committee Member has expressed their interest in running for the vacant Board position, but would only fill the position until the term expires at the June 2023 Election.

Anissa Walker urged the Board to consider a strong security presence in the community in light of the recent vandalism and crime events within the community.

**NEXT MEETING** – Tuesday, March 14, 2023, at 7:00 pm.

**ADJOURNMENT**

Thomas Trower adjourned the Regular Session at 8:20 p.m.

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**SIGNATURE**

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**DATE**