

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON DECEMBER 13, 2022**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on December 13, 2022. The following persons were in attendance:

BOARD OF DIRECTORS

Thomas Trower, President
Alyssa Shirk, Treasurer

Rosie Rivera, Secretary
Alysha Jackson, Vice President

OTHERS

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

HOMEOWNERS PRESENT – 10 Homeowners

BOARD MEMBERS ABSENT – Jeremy Lezmer, Don Sickenberger

REGULAR SESSION

CALL TO ORDER

Thomas Trower chaired the meeting and called the Regular Session to order at 7:11 p.m.

AGENDA

The Board unanimously approved the Board Meeting agenda as distributed.

MINUTES

The minutes from the November 8, 2022, Board Meeting were approved as distributed.

FINANCIAL REPORT

Alyssa Shirk gave the financial report, for the period ending on October 31, 2022, and stated that the financial statements are emailed every month to every Board Member. The total cash-on-hand as of October 31, 2022, is \$2,431,296. The HOA has a year-date net income of \$113,819. There have been 49 liens filed as of November 30, 2022. As of September 30, 2022, the total number of outstanding accounts are 148, which equates to 11.4%. As of October 31, 2022, the total number of outstanding accounts are 216, which equates to 12.5%. As of November 30, 2022, the total number of outstanding accounts are 266, which equates to 13.4%.

Board Discussion:

No comments.

COMMITTEE REPORTS

Design Review Committee (DRC)

The DRC met on November 16, 2022, and reviewed 15 applications, approving only 14 applications, and denying 1.

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Community Garden Committee (CGC)

Michael Warner reported that the Garden Committee did not meet in November. Michael noted that the clock tower and surrounding trees have been decorated for the holiday. Michael gave a special “thank you” to Mark Moorman for repairing the clock tower lights and the 3 power outlets in the clock tower. The holiday tree lighting was scheduled for December 3, 2022, with Santa, the elves, and caroling. Michael noted that the Garden Committee will not meet over the winter months but hope for new members to join. Michael and the Garden Committee thanked the Board and the community for their support throughout the year!

Social Committee

Rosie Rivera noted that the Social Committee did not meet in November but partnered with the Garden Committee for the Holiday Tree Lighting. Rosie thanked Mark Moorman, Michael Warner, and Mike Stearns for their help with the Holiday Tree Lighting event as it was a big hit! The next social event is scheduled for December 20, 2022, which will include a friendly holiday decorating contest. The next Social Committee meeting will be held virtually on December 20, 2022, at 6 PM, to discuss the 2023 Social Budget and the upcoming social events.

MATTERS FOR BOARD DECISION

Action 1: Clubhouse Rental Cleaning Fee

Alysha Jackson made a motion to increase the clubhouse rental cleaning fee to \$175. The motion was seconded by Rosie Rivera.

Homeowner comments:

Mike Brown inquired what the current cleaning fee is per rental and how many bids were obtained for the cleaning service?

Board Discussion:

Thomas Trower responded to Mike Brown that the current rental cleaning fee is \$125, but the increase in the fee was due to and overall increase in the cleaning contract and labor increases throughout Maryland. The Board sent out 5 requests for proposal, only 2 proposals were received, and 1 contractor declined to bid.

A vote was called for and the motion passed unanimously.

Action 2: Tree Pruning and Stump Grinding Proposals

Alysha Jackson made a motion to approve the proposal from Monster Tree for \$2,400, to prune 6 trees and grind 3 stumps. The motion was seconded by Rosie Rivera.

Homeowner comments:

None.

Board Discussion:

None.

A vote was called for and the motion passed unanimously.

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ADMINISTRATIVE MATTERS FOR BOARD DECISION

Action 1: Social Committee Member Appointment

Rosie Rivera made a motion to appoint 3 new members to the Social Committee: Kea Profit, Chunie Bharath, and Susanne Bharath. 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 stating nothing more to add other than what was included in the management report.

OPEN FORUM

Dave Kurtik thanked the Garden and Social Committees for their hard work facilitating the Holiday events! It was a great event for the community!

Mike Brown echoed Dave Kurtik's comments and noted that improvement can always be made. Mike noted that more lighting could be nicer next year, but overall, the display was nice and a good turnout!

Rosie Rivera noted that the Social Committee will be working on a social budget for 2023 which will include budgeting for holiday decorations. Rosie thanked the community for their comments and thanked Michael Warner and Mike Stearns for their help this year!

NEXT MEETING – January 10, 2023, at 7:00 pm.

ADJOURNMENT

Thomas Trower adjourned the Regular Session at 7:36 p.m.

SIGNATURE

DATE