

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON NOVEMBER 8, 2022**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on November 8, 2022. The following persons were in attendance:

BOARD OF DIRECTORS

Thomas Trower, President
Alyssa Shirk, Treasurer
Jeremy Lezama, Director at Large

Don Sickenberger, Director at Large
Alysha Jackson, Vice President

OTHERS

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

HOMEOWNERS PRESENT – 4 Homeowners

BOARD MEMBERS ABSENT – Rosie Rivera

REGULAR SESSION

CALL TO ORDER

Thomas Trower chaired the meeting and called the Regular Session to order at 7:03 p.m.

AGENDA

The Board unanimously approved the Board Meeting agenda as distributed.

MINUTES

The minutes from the October 11, 2022, Board Meeting were approved as distributed.

FINANCIAL REPORT

Alyssa Shirk gave the financial report, for the period ending on September 30, 2022, and stated that the financial statements are emailed every month to every Board Member. The total cash-on-hand as of September 30, 2022, is \$2,405,085. The HOA has a year-date net income of \$96,228. There have been 47 liens filed as of October 1, 2022. As of September 30, 2022, the total number of outstanding accounts are 148, which equates to 11.9%. As of October 31, 2022, the total number of outstanding accounts 216, which equates to 12.5%.

Board Discussion:

No comments.

COMMITTEE REPORTS

Design Review Committee (DRC)

The DRC met in September and approved 5 applications and again in October to approve another 5 applications. No applications have been approved in November due to a lack of quorum, but the next rescheduled meeting will be held on November 16, 2022.

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Community Garden Committee (CGC)

Michael Warner reported that the Garden Committee met on October 22, 2022, and cleared all the harvest beds for the year. This year 490 lbs. of vegetation were harvest for the food bank, which was 200 lbs. more than the harvested amount last year! Thanks to the Board, Mark Moorman, Jose, and Garden Committee Members for support throughout the season. The Annual Christmas Tree Lighting will be held on December 3, 2022.

Social Committee

Thomas Trower reported on behalf of the Social Committee, in lieu of Rosie's absence, and noted that the flyer for the community tree lighting ceremony will be going out soon.

MATTERS FOR BOARD DECISION

Action 1: 2023 Pool Contract

Alyssa Shirk made a motion to approve the contract from High Sierra Pools for 2023 pool management services at \$89,800, and to include furniture set-up and break-down 30 minutes before and after the pool opens each day. The motion was seconded by Don Sickenberger.

Homeowner comments:

Mike Brown noted that the past pool management contracts included the provision to included furniture set up and breakdown each day. Mike inquired what the previous pool contracts stated and how do they compare to the current contract?

Board Discussion:

Thomas Trower responded to Mike Brown that the current pool maintenance contract mirrors the contract from last year, but the Board did not see the provision regarding the furniture assembly, that is why the Board is requesting it this year.

A vote was called for and the motion passed unanimously.

ADMINISTRATIVE MATTERS FOR BOARD DECISION

Alyssa Shirk noted that on October 25, 2022, the HOA received the \$5,000 recovery check for the fraudulent check that was previously cashed. The account has been finalized and the matter is now closed.

MANAGEMENT REPORT:

Shireen Ambush noted that Abaris is actively working with the Board on the 2023 draft budget, and we are hoping to get the proposed budget sent out this week for community review.

OPEN FORUM

Michael Warner commented again about the holiday tree lighting and inquired if the Board will consider decorating the clock tower this year. Michael noted there is still time to plan for decorating the clock tower after the tree lighting.

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Mike Brown asked the following questions: when is the budget meeting and what is the timeline for sending out the proposed budget for community review; was a snow contract for 2022-2023 approved; how are updates from the DRC addressed; what is the status of the current Board positions and when do terms expire; are the 47 liens cumulative for the whole year or only during the month of October?

Mike Stearns noted his previous inquiry about the decoration of the clock tower last year and volunteered to be involved in the decorating this year. Mike also noted that tree requests on county-roads can be sent to Mark Moorman to submit a request with the County. Mike noted the commercial vehicle parked at the clubhouse and inquired if the Board was aware.

NEXT MEETING – December 13, 2022, at 7:00 pm.

ADJOURNMENT

Thomas Trower adjourned the Regular Session at 7:29 p.m.

SIGNATURE

DATE