

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE  
7:00 P.M. ON OCTOBER 11, 2022**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on October 11, 2022. The following persons were in attendance:

**BOARD OF DIRECTORS**

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

Alysha Jackson, Vice President  
Rosie Rivera, Secretary

**OTHERS**

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

**HOMEOWNERS PRESENT** – 5 Homeowners

**BOARD MEMBERS ABSENT** – Don Sickenberger

**REGULAR SESSION**

**CALL TO ORDER**

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

**AGENDA**

The Board agreed to add the addition of a Social Committee Member to the agenda. There being no disagreement amongst the Board, the motion carried unanimously.

**MINUTES**

The minutes from the September 13, 2022, Board Meeting were approved as distributed.

**FINANCIAL REPORT**

Alyssa Shirk gave the financial report, for the period ending on August 31, 2022, and stated that the financial statements are emailed every month to every Board Member. The total cash-on-hand as of August 31, 2022, is \$2,337,645. The HOA has a year-date net income of \$60,912. The total amount of outstanding delinquencies was \$194,864. There have been 49 liens filed as of September 1, 2022. As of September 30, 2022, the total number of outstanding accounts are 148, which equates to 11.9%.

Board Discussion:

No comments.

**COMMITTEE REPORTS**

**Design Review Committee (DRC)**

None.

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**Community Garden Committee (CGC)**

Michael Warner reported that the Garden Committee harvested 457 lbs. of vegetation for the food bank, which was 200 lbs. more than the harvested amount last year! On October 15<sup>th</sup>, a tailor will be available for renters to dispose of old plant material. October 22<sup>nd</sup> will be the last workday, as the garden beds will be closed, and the committee will meet for the last time this year. Michael noted that the Social and Garden Committees are working together to plan the December Tree Lighting Event.

**Social Committee**

Rosie Rivera noted that there are currently only 2 active members of the Social Committee. The next Social Committee meeting will be held on October 27, 2022, at which time the committee will continue to plan upcoming events. Rosie noted that the 2 movie night events on September 24<sup>th</sup> and October 4<sup>th</sup> went very well! Rosie thanked Mark Moorman for all his help during these events, as well as Abaris for always being there for the Board. The Committee will not hold anymore events for the month of October due to the lack of quorum on the Committee.

**MATTERS FOR BOARD DECISION**

**Action 1: 2021 Draft Audit**

Alyssa Shirk made a motion to approve 2021 draft audit prepared by the Goldklang Group. The motion was seconded by Rosie Rivera and carried unanimously.

Homeowner comments:

None.

Board Discussion:

None.

A vote was called for and the motion passed unanimously.

**Action 2: Stonehouse Run HOA Use of Tanyard Springs Clubhouse**

Alysha Jackson made a motion to deny the request to rent the Tanyard Springs Clubhouse to Stonehouse Run HOA for their Annual Meeting without paying the rental fee. The motion was seconded by Rosie Rivera.

Homeowner comments:

Pat Warner inquired if since Stonehouse Run pays a fee to Tanyard Springs, is that just to cover the use of the pool only, or does the fee include the use of all the Tanyard Springs amenities? What does their fee include?

Michael Warner inquired if Stonehouse Run is their own HOA and where have they met previously to hold their meetings? Michael urged the Board to show consistency and to allow Stonehouse Run to hold their meetings at the Tanyard Springs Clubhouse considering they do not have one of their own.

Cheryl Brownell noted that Stonehouse Run has always held their meeting at the Tanyard

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Springs clubhouse but is unsure if a fee was ever paid per each rental.

**Board Discussion:**

Thomas Trower noted that Stonehouse Run’s fee does include full use of the clubhouse, but since the rental request is for after-hours and without remitting the rental fee, the Board cannot sustain this or waive the fee. Alyssa Shirk also noted the potential liability concern, which is why the rental fee is applied for Tanyard Springs residents.

A vote was called for and the motion was carried with the following vote count:

	<b>In Favor</b>	<b>Opposed</b>	<b>Abstained</b>	<b>Absent</b>
Thomas Trower	X			
Alysha Jackson	X			
Rosie Rivera	X			
Alyssa Shirk		X		
Jeremy Lezama			X	
Don Sickenberger				X

**Action 3: Fall Landscaping Turf Enhancements**

Rosie Rivera made a motion to approve the proposal from SBC for \$7,135 for turf enhancements. 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: Pool 2022 Registration Administration Total.**

Thomas Trower noted that Abaris completed the 2022 Pool Registration Administration with a total of 650 registered accounts, totaling to a final payment of \$9,780 to Abaris Realty. Thomas noted that this amount is significantly reduced from the payment amount last year.

**Action 2: Social Committee Member Appointment**

Rosie Rivera made a motion to appoint Joe Gilly and Sharon Gotmatty to the Social Committee. The motion was seconded by Alysha Jackson.

**Homeowner Comments:**  
None.

**Board Discussion:**

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None.

A vote was called for and the motion passed unanimously.

**MANAGEMENT REPORT:**

Shireen Ambush gave the management report stating that she had nothing more to add other than what is noted in the report.

**OPEN FORUM**

Mike Stearns inquired if the Board is considering returning to in-person meetings as there is a lot of technical difficulties arising with virtual meetings.

David Kurtik requested an update on the three concerns that were raised during the September Board Meeting.

**NEXT MEETING** – November 8, 2022, at 7:00 pm.

**ADJOURNMENT**

Thomas Trower adjourned the Regular Session at 7:34 p.m.

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**DATE**