

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

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

BOARD OF DIRECTORS

Thomas Trower, President
Alyssa Shirk, Treasurer

Alysha Jackson, Vice President
Rosie Rivera, Secretary

OTHERS

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

HOMEOWNERS PRESENT – 3 Homeowners

BOARD MEMBERS ABSENT – Don Sickenberger and Jeremy Lezama

REGULAR SESSION

CALL TO ORDER

Thomas Trower chaired the meeting and called the Regular Session to order at 7:00 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 August 9, 2022, Board Meeting were approved as distributed.

FINANCIAL REPORT

Alyssa Shirk gave the financial report, for the period ending on July 31, 2022, and stated that the financial statements are emailed every month to every Board Member. The total cash-on-hand as of July 31, 2022, is \$2,334,297. The HOA has a year-date net income of \$21,594. The total amount of outstanding delinquencies was \$188,760. There have been 45 liens filed as of May 01, 2021. As of June 30, 2022, the total number of outstanding accounts are 218 and as of July 31, 2022, the total number of outstanding accounts are 189. Alyssa noted that the year-to-date net loss is improving, as expected.

Board Discussion:

No comments.

COMMITTEE REPORTS

Design Review Committee (DRC)

Don Sickenberger noted that the DRC met and reviewed and approved 5 applications.

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Community Garden Committee (CGC)

Michael Warner reported that the Garden Committee discussed hosting a Christmas Tree Lighting and a meet and greet with Santa, with minimal expenses such as purchasing candy canes and purchasing copies of lyric sheets for caroling. The Garden Committee will provide a proposal with the projected date for the event, itinerary, and cost breakdown for Board approval at the next meeting.

Social Committee

Rosie Rivera noted that the Social Committee did not meet in August. There are currently four (4) active committee members at this time. The Committee is seeking volunteers in order to operate as a fully functioning committee and carry through the events planned in October and for the remainder of the year. Rosie confirmed that the Movie Night will still be held on September 24, 2022, and the committee is looking for volunteers to help host the event.

MATTERS FOR BOARD DECISION

Action 1: Sinkhole Repairs on Coulbourn Corner and Stallings Drive

Alyssa Shirk made a motion to approve the repair to three (3) minor sinkholes on Coulbourn Corner and Stallings Drive by Mid-Atlantic for a total of \$2,250. The motion was seconded by Rosie Rivera.

Homeowner comments:

Mike Brown inquired if the price of \$2,250 is for all sinkhole repairs or for each repair individually. Mike also inquired when the sinkholes were identified and brought to the Board's attention. Will the repairs be enough to sustain the repairs for an extended period of time?

Board Discussion:

Thomas Trower noted that the price of \$2,250 is for all three repairs and that the sinkholes were identified recently. Whenever the Board is made aware of sinkholes, they seek bids for repair.

A vote was called for and the motion passed unanimously.

ADMINISTRATIVE MATTERS FOR BOARD DECISION

Action 1: Social Committee Membership

Rosie Rivera made a motion to approve the addition of Cynthia Graham to the Social Committee with the exception that the code of ethics be signed. The motion was seconded by Alysha Jackson.

Homeowner Comments:

None.

Board Discussion:

None

A vote was called for and the motion passed unanimously.

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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 Brown requested an update on the Board’s decision to start hybrid Board Meeting and noted that it is critical that the Board start holding hybrid style meetings as other communities have returned to in-person meetings. Mike also thanked Mark Moorman for following up with the pool management company after the pool was closed early on Labor Day. Mike inquired about the new designs concerning DRGs since Lennar is installing homes with 5 new designs at The Pointe.

David Kurtik noted that classes are still being held in the clubhouse gym and residents who do not live in Tanyard Springs are accessing the gym. David commented on the continued illegal parking along the sidewalk of Warblers Perch Way by parents waiting to pick up their children from the elementary school. This is safety concern as it results in children walking in the street. David also noted a dumpster on Warblers Perch Way that has been stored and filled for weeks, but has not been removed.

NEXT MEETING – October 11, 2022, at 7:00 pm.

ADJOURNMENT

Thomas Trower adjourned the Regular Session at 7:27 p.m.

SIGNATURE

DATE