

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE  
7:00 P.M. ON AUGUST 9, 2022**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on August 9, 2022. The following persons were in attendance:

**BOARD OF DIRECTORS**

Thomas Trower, President

Alyssa Shirk, Treasurer

Donald Sickenberger, Director at Large

Alysha Jackson, Vice President

Jeremy Lezama, Director at Large

**OTHERS**

Shireen Ambush, Abaris Realty

Kaitlyn Ambush, Abaris Realty

Glen Charles, Abaris Realty

Mark Moorman, Abaris Realty

**HOMEOWNERS PRESENT** – 6 Homeowners present.

**BOARD MEMBERS ABSENT** – Rosie Rivera, Secretary

**REGULAR SESSION**

**CALL TO ORDER**

Thomas Trower chaired the meeting and called the Regular Session to order at 7:02 p.m.

**AGENDA**

Alyssa Shirk made a motion to strike item 5C – Indoor/ Outdoor presentation equipment purchase - from the agenda as there are not enough volunteers. Don Sickenberger seconded the motion. The motion carried unanimously, and the agenda was approved as amended

**MINUTES**

The minutes from the July 12, 2022, Board Meeting were approved as distributed.

**BOARD RESIGNATION**

Thomas Trower formally announced Chris Loyko's resignation from the Board of Directors due to his recent move for work. Thomas noted that the Board is looking to fill the vacant Board position and invites any member of the community to share their interest in filling the vacancy.

**FINANCIAL REPORT**

Alyssa Shirk gave the financial report, for the period ending on June 30, 2022, and stated that the financial statements are emailed every month to every Board Member. The total cash-on-hand as of June 30, 2022, is \$2,315,843. The year-to-date income of \$5,988. The total amount of outstanding delinquencies was \$194,889. There have been 45 liens filed as of July 1, 2022. As of July 31, 2022, the total number of outstanding accounts are 181 and that equates to 12.2%.

Board Discussion:

No comments.

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**COMMITTEE REPORTS**

**Design Review Committee (DRC)**

Don Sickenberger noted that the DRC met and reviewed 7 applications; 6 approved and 1 denied.

**Community Garden Committee (CGC)**

Michael Warner reported that the community garden is growing in many ways! To date, the food bank donations totaled 345 lbs. which surpasses last year's donation by almost 100lbs. Donations are made weekly to the local food banks in the name of Tanyard Springs HOA. Mr. Walsh, who is a member of the community, is moving out of the community and generously donated his reserved garden beds to the food bank project. There are now a total of 23 garden beds participating in the food bank project. The committee also accepted Barb Dial as a new volunteer to help maintain the garden beds. Since she is a volunteer and not an acting committee member, she is not required to sign the Code of Ethics. The committee met on July 23, 2022, to weed the walkways. An invoice from Himmel's Landscaping Gardens for the food bank project plants, and the invoice was forwarded to Abaris for payment. The water leak from the garden area was located and repaired. The committee thanks Jose, from SBC, for all of his work throughout the community.

**Social Committee**

In Rosie Rivera's absence, Thomas Trower reported that the Movie Night that was sponsored by the Social Committee was a success. But the committee decided not to pursue the purchase of AV equipment at this time. The next event will be the Night Swim on August 20, 2022. The event is opened to all ages, but alcohol is not permitted. High Sierra Pools confirmed that the lifeguard staffing for this event will not be an additional charge to the community.

**MATTERS FOR BOARD DECISION**

**Action 1: Repair of the Clubhouse HVAC**

Jeremy Lezama made a motion to approve the proposal from Advanced Building Services for \$4,469 to repair the coils in the 2 HVAC systems for the clubhouse. The motion was seconded by Don Sickenberger.

**Homeowner comments:**

Mike Brown inquired if the \$4,469 price was the total cost for the repair of HVAC systems or if the repair price for each coil is \$4,469. Mike also noted that the regulations from the DOE are changing as of January 1, 2023, as prices are going up and waiting 5 years might get too expensive.

**Board Discussion:**

Thomas Trower noted that the 5-year recommendation for replacement came from the reserve study.

A vote was called for and the motion passed unanimously.

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**Action 2: Repair of the Clubhouse Key Fob Controller**

Don Sickenberger made a motion to approve the proposal from Alarm One at \$3,755.58 to add a surge protector and to make the necessary repairs to the controller board for the fob entry system. The motion was seconded by Alyssa Shirk.

**Homeowner Comments:**

Mike Brown noted that the controller board had to be replaced several times. Is the control board being replaced and a surge protector added the total price of \$3,755.58? Is there a warranty or a guarantee that these repairs and additions will prevent this from happening again? Mike Brown urged the Board to add a full building surge to protect the full clubhouse.

**Board Discussion:**

Thomas noted that there is no guarantee or warranty as this just happens when there are strong winds and storms in the area. The Board is hoping that this solution helps prevent future surges and damages to the controller board.

A vote was called for and the motion passed unanimously.

**ADMINISTRATIVE MATTERS FOR BOARD DECISION**

None.

**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**

Sir Addison inquired about the basketball hoop installation and if there are any future plans to reinstall the hoop. Thomas Trower responded the removal of the basketball hoop was permanent. There is another basketball court located further away from the residential homes.

Mike Brown made the following statements: when will the Board Meetings resume in-person? Hybrid style is fine; there was no financial report for June 2022. Please include going forward; committee volunteers are still committee members and therefore are required to sign the Code of Ethics; is the coil replacement for the HVAC systems \$4k total or is the replacement for each individual coil \$4k? Thomas Trower responded that the total price for the coil replacement in both HVAC systems was \$4k.

Dave Kurtik noted that there is a fitness training group being ran from the Community fitness room. The person in charge of the training group was seen letting participants into the fitness room without an entry key. Dave noted that the community herb garden is a great idea and a wonderful way for community sharing! In-person meetings would also be great.

Pat Warner requested that the Board Members have their cameras on for the Board Meetings out of a professional courtesy to the community.

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James Cox inquired why the plan to remove the tree in the dog park was not shared with the community? Will there be plans for replacement? The tree removal has caused a lack of shade in the dog park. Thomas Trower commented that there were no funds allocated for replacement this year, but the Board will work to incorporate this funding the budget for 2023.

Jonathan Trent-Carlson congratulated Alyssa Shirk on the birth of her new baby! Jonathan also thanked Rosie and the Social Committee for facilitating and planning the last few events. Jonathan noted that the basketball hoop will be installed at a new park, but the lack of recreation amenities is lowering the value of homes and the community should look into the installation of additional recreation areas.

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

**ADJOURNMENT**

Thomas Trower adjourned the Regular Session at 7:41 p.m.

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**SIGNATURE**

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