

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE  
7:00 P.M. ON JULY 12, 2022**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on July 12, 2022. The following persons were in attendance:

**BOARD OF DIRECTORS**

Alyssa Shirk, Treasurer	Thomas Trower, President
Rosie Rivera, Secretary	Alysha Jackson, Vice President
Donald Sickenberger, Director at Large	Jeremy Lezama, Director at Large

**OTHERS**

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

**HOMEOWNERS PRESENT** – 7 Homeowners present.

**BOARD MEMBERS ABSENT** – Chris Loyko, Director at Large

**REGULAR SESSION**

**CALL TO ORDER**

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

**AGENDA**

The agenda for the July 12, 2022, meeting was approved as distributed.

**MINUTES**

The minutes from the June 14, 2022, Board Meeting were approved as distributed.

**FINANCIAL REPORT**

Alyssa Shirk gave the financial report, for the period ending on May 31, 2022, and stated that the financial statements are emailed every month to every Board Member. The total cash-on-hand as of May 31, 2022, is \$2,239,603. The year-to-date net loss was \$38,353. The total amount of outstanding delinquencies was \$208,644. There have been 31 liens filed as of May 31, 2021. As of April 30, 2022, the total number of outstanding accounts are 219 and as of May 31, 2022, the total number of outstanding accounts are 218. Alyssa noted that the year-to-date net loss is improving, as expected.

Board Discussion:

No comments.

**COMMITTEE REPORTS**

**Design Review Committee (DRC)**

None.

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**Community Garden Committee (CGC)**

Alyssa Shirk reported the committee had it's first harvest of the year (76lbs) and it was one of the largest harvests in the community's history! Alyssa reminded the community of the harvest box in the garden where residents can donate surplus harvest. The next working session is scheduled for July 23, 2022. The Garden Committee reminded the community that this committee is not like others and minutes are not taken during each working session because the committee members are performing gardening working during those sessions.

**Social Committee**

Rosie Rivera reported that the social committee met on June 23, 2022, at 6 pm. The next event will be on July 16, 2022, from 11 am to 2 pm. The event will be a yard sale / family-day at the basketball court behind the clubhouse – games and refreshments will be provided. Social Committee also voted to host a movie night event but are currently discussing and obtaining pricing for renting the equipment vs. purchasing the equipment. The next committee meeting will be on July 28 ,2022.

**MATTERS FOR BOARD DECISION**

**Action 1: Sinkhole Repairs on Archibald Drive and Timbercross Lane**

Alysha Jackson made a motion to approve Mid-Atlantic's proposal at \$4,230. The motion was seconded by Alyssa Shirk.

Homeowner comments:

None.

Board Discussion:

None.

A vote was called for and the motion passed unanimously.

**Action 2: Night Swim Event**

Rosie Rivera made a motion to approve the social committee sponsored event for night swim from 7-11 pm, on August 20, 2022, at no additional cost. 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: President's Report**

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Thomas Trower noted that the Board has received the draft Reserve Study and the 2021 Draft Audit report. The Board has not had an opportunity to thoroughly look through the reports and ask questions. Once the reserve study and draft audit have been reviewed and approved by the Board, these reports will be posted to Frontsteps for community review.

**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**

David Kurtik asked the following questions: are homeowners, who rent their units, responsible for the behavior of their tenants; will there be additional signage for parking by the Pointe and the elementary school; are the lifeguards instructed to let anyone use the restrooms in the clubhouse since they have direct access to the pool? David also made a note of the hallway clubhouse door that was seen opened at 5:15 am and was also not the first time the door was left opened. Thomas Trower responded to David and noted that owners are responsible for their tenants. Thomas also ensured David that additional parking signage has been ordered and will be installed once it has been delivered. The pool company has also been notified that anyone that does not have pool access cannot use the restrooms. Thomas noted that the door issue has been noted in the past and the Board will look into this if the issues arise again.

**NEXT MEETING** – August 9, 2022, at 7:00 pm.

**ADJOURNMENT**

Thomas Trower adjourned the Regular Session at 7:20 p.m.

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

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