

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
6:30 P.M. ON JUNE 14, 2022**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on June 14, 2022. The following persons were in attendance:

BOARD OF DIRECTORS

Alyssa Shirk, Treasurer
Rosie Rivera, Secretary

Thomas Trower, President
Alysha Jackson, Vice President

OTHERS

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

Cheryl Brownell, Assistant Treasurer

HOMEOWNERS PRESENT – 4 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 6:32p.m.

AGENDA

Rosie Rivera moved to remove “the Pointe” from the Matters for Board Discussion item 5B. The June 14, 2022, agenda was approved as amended.

MINUTES

The minutes from the May 10, 2022, Board Meeting were approved as distributed.

FINANCIAL REPORT

Alyssa Shirk gave the financial report, for the period ending on April 30, 2022, and stated that the financial statements are emailed every month to every Board Member. The total cash-on-hand as of April 30, 2022, is \$2,184,767. The year-to-date net loss was \$67,255. The total amount of outstanding delinquencies was \$205,126. There have been 31 liens filed as of May 1, 2021. As of May 31, 2022, the total number of outstanding accounts are 218, which equates to 13.48% of the community. There are 939 Frontsteps account, with 16 new accounts activated in May. Alyssa noted that all the snow bills have been paid for the 2021-2022 season and we are currently under budget by \$29,450. Stonehouse Run Community was behind since January in paying their dues to Tanyard Springs but have since rectified their balance and now residents have access to the pool. Alyssa mentioned the fraudulent check that was discovered during a bank reconciliation. Abaris is actively working to reverse and retrieve the lost funds.

Board Discussion:
No comments.

COMMITTEE REPORTS

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Design Review Committee (DRC)

In Chris Loyko's absence, Thomas Trower reported that the DRC met and approved 5 applications and denied 3.

Community Garden Committee (CGC)

Alyssa Shirk reported the committee reminds homeowners that the blackberry, raspberry, blueberry, and herb gardens are for community harvest. Alyssa also commented on the progress of the food bank and its growth. More details to come.

Social Committee

Rosie Rivera reported that the social committee hosted their first event on May 28, 2022, for Pool Opening Day. The event went very well and the expenditures that were need for the event were still under the allocated budget. Rosie commented that Tanyard Springs received a donation of \$300 for the pool party, from Abaris Realty. The next meeting was scheduled for May 26, 2022, but the committee did not meet as the quorum requirement was not met. The next meeting date is June 26, 2022.

MATTERS FOR BOARD DECISION

Action 1: Tree care between Indigo Bunting Lane and Mockingbird

Alyssa Shirk made a motion to approve the proposal from Monster Tree. The motion was seconded by Rosie Rivera.

Homeowner comments:

Mike Brown asked the following questions: will the tree work be done on HOA property not the forest conservation area; will the Board consider replanting the new trees further away from the homes?

Board Discussion:

Thomas Trower confirmed the trees are located on HOA property. The Board is not currently looking at replanting but will in the future. The main goal is removal at this time.

A vote was called for and the motion passed unanimously.

Action 2: Additional Street Signage

Alysha Jackson made a motion to approve the proposal to purchase of 6 property signs from Graphcom. The motion was seconded by Rosie Rivera.

Homeowner Comments:

Dave K commented on the additional street parking along Warblers Perch Way and adjacent to the elementary school. Some vehicles stay for a few minutes, hours, and some even park in the overflow lots. Non-residents are parking on HOA property.

Mike Brown asked the following questions: how much are the signs; what is the next step if the signs do not work; will the Board or Association tow vehicles?

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Board Discussion:

Thomas Trower commented that management has notified the elementary school and they school confirmed that they are not telling parents to park on HOA property. Thomas also mentioned that the HOA is restricted by certain laws to enforce towing. The HOA can only sticker vehicles and not actually tow unless the vehicle is parked illegally.

A vote was called for and the motion passed unanimously.

Action 3: Property management contract renewal

Rosie Rivera made a motion approve the management contract renewal proposed by Abaris Realty. 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: Ratification of the pool pump purchase

Alysha Jackson made a motion to ratify the Board's decision to purchase a new pool pump for \$10,296. The motion was seconded by Alyssa Shirk.

Homeowner Comments:

Mike Brown thanked the Board for handling this and making the purchase so quickly. Mike asked the following questions: was this purchase an upgrade or was this a purchase of the exact same pump; was this a variable pool pump?

Sir Addison asked the following questions: what is the life expectancy of the pump; is the pump under a warranty?

Board Discussion:

Thomas Trower confirmed that the purchase was a direct replacement of the original pump with the same power. The pump is a variable pump and is expected to last for 15 years, per the Reserve Study.

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.

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OPEN FORUM

Mike Brown commented on the process in which work orders on Frontsteps are responded to and noted that the process is inconsistent with opening and closing work orders when answers are given. There should be more of an accurate status.

Patricia Warner commented that the Board had decided in the past that all Directors have their videos on during meetings so that homeowners can see their faces. Patricia noted that it is rude of the Board to not have their cameras on during meetings.

Dave K commented again on signage for the community and noted that this will help establish that all Tanyard Springs streets are private HOA property. Due to overflow parking, residents are parking and blocking sidewalks which promotes children to walk in the street. Dave thanked the Board for all their hard work.

Sir Addison commented on the basketball hoop on Briargrove. Sir Addison noted that he sent an email request to the Board regarding the removal of the pole and requested an update on the replacement of hoop. Thomas Trower commented that the work order request was received by the Board and since the Board is gaining new members, this topic will be discussed with them upon their new appointment.

NEXT MEETING – July 12, 2022, at 7:00 pm.

ADJOURNMENT

Thomas Trower adjourned the Regular Session at 7:10 p.m.

SIGNATURE

DATE