

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

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

**BOARD OF DIRECTORS**

Alyssa Shirk, Treasurer  
Rosie Rivera, Director at Large  
Chris Loyko, Director at Large

Thomas Trower, Vice President  
Alysha Jackson, Director at Large

**OTHERS**

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

Cheryl Brownell, Assistant Treasurer  
Officer Laila Jones  
Corporal Bethea

**HOMEOWNERS PRESENT** – 11 Homeowners present.

**BOARD MEMBERS ABSENT** – Jonathan Trent-Carlson, President

**COMMUNITY OFFICER INTRODUCTION**

Laila Jones, the Community Engagement Officer for the County Executive, and Corporal Bethea were present at the Board meeting and their role is to attend HOA Meetings to hear any comments or concerns brought up by the community members.

**REGULAR SESSION**

**CALL TO ORDER**

Thomas Trower chaired the meeting and called the Regular Session to order at 7:11 p.m.

**AGENDA**

Alyssa Shirk requested that the CD Renewal Specification be added to the Administrative Matters portion of the agenda. The agenda was approved as amended.

Thomas Trower acknowledged Eugene Powell's resignation from the Board as he moved out of the community. The Board thanked Eugene for his hard work on the Board of Directors and noted that this position will remain vacant until the next annual meeting, where the position could then be filled.

**MINUTES**

The minutes from the March 8, 2022, Board Meeting were approved as distributed.

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**FINANCIAL REPORT**

Alyssa Shirk gave the financial report, for the period ending on February 28, 2022, and stated that the financial statements are emailed every month to every Board Member. The total cash-on-hand as of February 28, 2022, is \$2,150,558. The year-to-date net loss was \$131,929. The total amount of outstanding delinquencies was \$203,881 and the total number of outstanding accounts are 163 as of March 31, 2022. There have been 29 liens filed as of March 1, 2021. Alyssa also noted that the total number for delinquencies may have increased from last month and that is due to the new report Abaris has provided the Board, which now includes all delinquent accounts, not the accounts delinquent after 30 days.

Board Discussion:  
No comments.

**HOMEOWNER COMMENTS FOR COMMUNITY OFFICERS**

Mike Brown expressed his concerns with regards to speeding on Tanyard Springs Lane and Heritage Crossing. Is there any potential for increased patrol or speed radar for these areas? Corporal Bethea responded that the comments would be shared with the traffic patrol to address and that a radar would also be installed.

Community Engagement Officer Laila Jones noted that the new Captain of the Northern District hosts Coffee Talks, at various local Dunkin Donuts every week, to allow county residents an opportunity to express any concerns they may have.

**COMMITTEE REPORTS**

**Design Review Committee (DRC)**

Chris Loyko reported that the DRC reviewed 5 applications and approved all 5 applications in March.

**Community Garden Committee (CGC)**

Alyssa Shirk reported the committee met on March 26 and installed a decorative arch and provided maintenance and expanded the fencing of the berry patch. Timbers that needed repair were identified by the committee. Currently, there are 32 garden beds and 2 herb gardens for resident use. A berry garden, rose bushes, and pollinators are in the works. The new timbers will be installed by committee members to save the labor costs. The Committee is deciding on the vegetable choices for the food bank project and the pollinator garden. Once a decision is made, the committee will place the order. Currently, there are 19 out of 32 garden beds rented and the deadline for garden bed rental is April 15<sup>th</sup> to ensure the order is placed for the food bank on time. The next committee meeting is scheduled for April 25, 2022.

**Social Committee**

Rosie Rivera reported that the social committee met on March 31, 2022 and discussed the upcoming tentative social event calendar for 2022. The tentative calendar has been shared with the Board for review and approval.

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**MATTERS FOR BOARD DECISION**

**Action 1: Savings Account Redistribution**

Alyssa Shirk noted the purpose of this motion is to approve a redistribution of the saving’s account balance for a better interest rate. Abaris negotiated a .55% interest rate. Alyssa Shirk moved to open a savings account with Capital One Bank and to transfer \$200,000 from the Capital One Bank insured cash account. The motion as seconded by Rosie Rivera.

Homeowner comments:

Mike Brown would like confirmation that there was an increase in the interest rate. Have we received input from our CPA?

Board Discussion:

Thomas Trower confirmed that there was an increase in the interest rate from .3% to .55% and this was not confirmed with the CPA but was a recommendation from Abaris.

A vote was called for and the motion passed.

	<b>In Favor</b>	<b>Opposed</b>	<b>Abstained</b>	<b>Absent</b>
Jonathon Trent-Carlson				X
Alysha Jackson	X			
Alyssa Shirk	X			
Thomas Trower	X			
Chris Loyko	X			
Rosie Rivera	X			

**Action 2: MemberSplash Contract Renewal and Abaris Pool Management Services**

Alysha Jackson noted that the Board was not aware or informed that the 2021 MemberSplash contract has an auto-renewal clause, before February 1, 2022, if not desired. As such, Alysha commented that a motion was not needed as the contract had already been renewed. Alysha Jackson moved to approve Abaris’ proposed registration fee of \$15 per home, for ONLY initial registration and account verification at inception. The motion was seconded by Alyssa Shirk.

Homeowner Comments:

Jimi DeSimone inquired if the \$15 per home fee for the members who registered last year or is this fee for all registering households in 2022? Thomas Trower confirmed that the \$15 fee is for all registering households.

Mike Brown expressed his confusion on the purpose of this motion, to approve the MemberSplash contract or Abaris’ pool management fee, as he only heard one motion on the floor. Mike Brown also asked the following questions: why are contracts not being evaluated by the Board or the management company; why did we cancel after the specified cancellation date? Shireen Ambush confirmed that the MemberSplash contract did not auto renew. Abaris notified

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MemberSplash that the Board has not approved the contract and we are waiting for Board decision after this meeting.

Mike Stearns expressed his opposition to the MemberSplash system and Abaris pool management services all together. Mike commented that there are other systems already in place where the Board can implement the pool registration with (ex. the gym card reader system).

David Gurule put forth a recommendation to the Board to table this motion until the contract with MemberSplash has been renewed.

Jessica Arsenault commented that the gym card system is only assigned to adults, not children, in the household. The community would need a system in place to be able to differentiate between adults and children gaining access to the pool.

Board Discussion:  
None.

Chris Loyko made a motion to table both the MemberSplash contract renewal and Abaris’ pool management services proposal. The motion was seconded by Alysha Jackson. Tabled.

	<b>In Favor</b>	<b>Opposed</b>	<b>Abstained</b>	<b>Absent</b>
Jonathon Trent-Carlson				X
Alysha Jackson	X			
Alyssa Shirk	X			
Thomas Trower	X			
Chris Loyko	X			
Rosie Rivera	X			

**Action 3: Clubhouse Printer Lease**

Rosie Rivera made a motion to purchase the proposed clubhouse printer outright. The motion was seconded by Alyssa Shirk.

Homeowner Comments:  
None.

Board Discussion:  
None.

A vote was called for and the motion passed.

	<b>In Favor</b>	<b>Opposed</b>	<b>Abstained</b>	<b>Absent</b>
Jonathon Trent-Carlson				X
Alysha Jackson	X			
Alyssa Shirk	X			

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Thomas Trower	X			
Chris Loyko	X			
Rosie Rivera	X			

**Action 4: Replacement of Barbecue Grills**

Alysha Jackson made a motion to approve the proposal from Playground Specialist for five (5) grill removal and replacements at \$5,000. The motion was seconded by Chris Loyko.

Homeowner Comments:

Mike Brown thanked the Board for pursuing the replacement. Mike Brown asked the following questions: is \$5,000 the firm total for removal and replacement or is the total price up to \$5,000; when can we expect installation? Thomas Trower confirmed that the firm total for removal and replacement is \$5,000 and that the Board does not have a timeline for installation, but will share it with the community once received.

Board Discussion:

None.

A vote was called for and the motion passed.

	<b>In Favor</b>	<b>Opposed</b>	<b>Abstained</b>	<b>Absent</b>
Jonathon Trent-Carlson				X
Alysha Jackson	X			
Alyssa Shirk	X			
Thomas Trower	X			
Chris Loyko	X			
Rosie Rivera	X			

**ADMINISTRATIVE MATTERS FOR BOARD DECISION**

**Action 1: Approval of the Social Committee Events Calendar**

Rosie Rivera made a motion to approve the tentative 2022 Social Events calendar as presented to the Board. The motion was seconded by Chris Loyko.

Homeowner Comments:

Pat Warner asked for verification that all events will be held on Tanyard Springs HOA property.

Mike Brown thanked the Board and the Social Committee for bringing back an events calendar.

Jessica Arsenault made the following comments: she was unsure if the social committee meeting was official as there were not enough voting members present; there are not specific prices associated with each event, the Board will need to vote on a budget for each event; Board will most likely miss the first social event; the Board and Social Committee cannot have an \$8,000 budget without specifying the costs for every event.

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David Gurule echoed Jessica’s comments regarding the legitimacy of the Social Committee meeting that was held as there were not enough voting members present.

**Board Discussion:**

Thomas Trower confirmed that all events will be held on Tanyard Springs property and will not be held on the county-owned field.

Rosie Rivera thanked everyone for their comments and confirmed there were two committee members present at the meeting, but the social events calendar was shared with all other absent members for review.

Alyssa Shirk commented that some events are not official events hosted by the Social Committee and the Board, for example the Easter Event was not a Board or Social Committee event.

A vote was called for and the motion passed.

	<b>In Favor</b>	<b>Opposed</b>	<b>Abstained</b>	<b>Absent</b>
Jonathon Trent-Carlson				X
Alysha Jackson	X			
Alyssa Shirk	X			
Thomas Trower	X			
Chris Loyko				X
Rosie Rivera	X			

**Action 2: Approval of Two New Garden Committee Members**

Alyssa Shirk made a motion to appoint Daniel and Catherine Lowell to the Garden Committee. The motion was seconded by Rosie Rivera.

**Homeowner Comments:**

None.

**Board Discussion:**

None.

A vote was called for and the motion passed.

	<b>In Favor</b>	<b>Opposed</b>	<b>Abstained</b>	<b>Absent</b>
Jonathon Trent-Carlson				X
Alysha Jackson	X			
Alyssa Shirk	X			
Thomas Trower	X			
Chris Loyko	X			
Rosie Rivera	X			

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**Action 3: CD Renewal Specification**

Alyssa Shirk made a motion to reinvest the \$50,000 CD with Morgan Stanley, for one year, earning an annual interest rate of 1.5%. The motion was seconded by Rosie Rivera.

**Homeowner Comments:**

David Gurule commented that he is glad the Board went through with the specification process. David urged the Board to keep their eyes peeled for increasing interest rates and expressed that he is glad we got lucky.

**Board Discussion:**

None.

	<b>In Favor</b>	<b>Opposed</b>	<b>Abstained</b>	<b>Absent</b>
Jonathon Trent-Carlson				X
Alysha Jackson	X			
Alyssa Shirk	X			
Thomas Trower	X			
Chris Loyko	X			
Rosie Rivera	X			

**MANAGEMENT REPORT:**

Shireen Ambush gave the management report stating that she had nothing more to add other than what is noted in the report. Shireen expressed her concern regarding the assembly of the pool furniture and hopes that the Board has a plan before opening day.

**OPEN FORUM**

Jessica Arsenault commented that the Board needs to provide a more detailed budget for the social committee which includes the number of volunteers for each event, advertising, etc. Having a detailed budget will provide direction when preparing the next year’s budget rather than tallying up all the expenses from that year’s social events and determining if spending was over or under budget. The Board needs to be more transparent about decision that have been made and to share that with the community.

David Gurule made a note of Shireen’s earlier comment that the MemberSplash contract was not auto renewed and there is currently no active contract with MemberSplash at this time. David emphasized the importance of signing a contract before the pool opening day. David also echoed Jessica’s comments regarding the Board making decisions behind the scenes. David commented that he is still collecting evidence against the Board as they are still approving contracts behind the scenes and that is illegal.

Mike Brown inquired of the status of the Tanyard Time. Mike requested that the Tanyard Times

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not only include pictures and answers to questions, but that it includes response/ feedback after every forum. Mike Brown asked the following questions: when can we expect a report from the traffic study; are the social committee meetings in person or virtual; has the Board discussed holding meetings in-person; why are we using Webex; what happened to our contract with GoToMeeting?

Mike Stearns inquired of the status of the pool furniture.

Laila Jones commented that she would continue to look into the status of the street light installation and the reports from the traffic study. Laila also noted that she is working with the Department of Land and Recreation and will provide an update on Tanyard Springs keeping the path adjacent to the cemetery. Laila confirmed that there is no plan to build a school in the next 4 years.

Rico Rivera made a note of the commercial vehicles that lead into the Tanyard Springs community. The vehicle are 25 feet long box trucks, parked by the townhomes and the clubhouse. Abaris made a note of this and will contact the towing contractor.

Thomas Trower commented that the Tanyard Times takes time to put together and gather content based on the previous readership. Thomas noted that the Board is not opposed to continuing the Tanyard Times but needs to find another outlet to deliver the responses from open forum. Thomas confirmed that the Social Committee meetings are virtual and with regards to in-person Board meetings, he also agrees that the Board should start discussing starting in-person meetings again. Webex was used for the April meeting due to the GoTo Meeting subscription expiring, but the Board is looking into renewing this. With regards to the pool furniture, Thomas confirmed that the Board would like to tackle the assembly of the furniture and noted that homeowner help is welcome! Thomas noted that the contract the Board received to assemble the furniture was \$10,000 and was not something the Board wanted the association to pay for.

**NEXT MEETING** – May 10, 2022, at 7:00 pm.

**ADJOURNMENT**

Thomas Trower adjourned the Regular Session at 8:08 p.m.

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**SIGNATURE**

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**DATE**