

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON MARCH 8, 2022

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on March 8, 2022. The following persons were in attendance:

BOARD OF DIRECTORS

Jonathan Trent-Carlson, President
Alyssa Shirk, Treasurer
Rosie Rivera, 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

HOMEOWNERS PRESENT – Refer to GoToMeeting attendance sheet.

BOARD MEMBERS ABSENT - Chris Loyko, Secretary

REGULAR SESSION

CALL TO ORDER

Jonathan Trent-Carlson chaired the meeting and called the Regular Session to order at 7:00 p.m.

AGENDA

No changes were made to the March 2022 meeting agenda. The agenda was approved as presented.

MINUTES

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

FINANCIAL REPORT

Alyssa Shirk gave the financial report, for the period ending on January 31, 2022, and stated that the financial statements are emailed every month to every Board Member. The total cash-on-hand as of January 31, 2022, is \$2,155,084. The year-to-date net loss was \$83,731. The total amount of outstanding delinquencies was \$204,427 and the total number of outstanding accounts are 108. There have been 29 liens filed in 2022.

Board Discussion:

No comments.

COMMITTEE REPORTS

Design Review Committee (DRC)

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Chris Loyko was absent so Jonathan Trent-Carlson, in his absence, reported that the DRC reviewed 5 applications and approved all 5 applications in February.

Community Garden Committee (CGC)

Alyssa Shirk reported that 16 out of 32 garden beds have been rented. The Garden Committee is scheduling a meeting at the end of the month to discuss the plan for the Food Bank projects.

Social Committee

Rosie Rivera reported that the social committee will be resuming outdoor events effective immediately. The Social Committee will be meeting virtually on March 14, 2022, to discuss an events calendar to present to the Board.

MATTERS FOR BOARD DECISION

Action 1: Approval of Membersplash Pool Registration Agreement

Rosie Rivera made the motion to approve Abaris' proposal to renew Membersplash registration for the 2022 pool season at \$2000 plus \$30 per home. The motion was seconded by Thomas Thrower.

Jonathan Trent-Carlson presented the floor to Cheryl Brownell, the Assistant Treasurer, to present her spreadsheet showing the delinquency members following last pool season. As of April 30, 2021, there were 172 delinquent accounts, which totals \$164,344.18. During the April 30-August 31, 2021, period, the number of delinquent accounts went down by 20 accounts by the dollar total amount increased by \$20,000. Cheryl stated that the association spent \$30,000 for Abaris to restrict access the pool registration by using Membersplash. In Cheryl's opinion, \$30,000 was wasted and did not result in lower delinquency rates or a return to the Association.

Homeowner comments:

Mike Sterns echoed Cheryl's comments, as he opposed this registration process last year. It does not make sense to pay for this registration system when the Association has already added another card reader that is synchronized with the clubhouse amenities and delinquencies. Mike inquired why can't the Association use the card reader since it is a better option rather than spending money on the Membersplash registration process.

Mike Brown thanked Cheryl for the information that was reported. Mike stated that one of the reasons the Board did not see an improvement in delinquencies and pool access was due to COVID-19. In the past, this process did help the Board gain money back to the Association. Mike urged the Board to give the process another try because COVID restrictions played a part in the usage of the pool and will continue to if restrictions are still in place.

Jonathan Trent Carlson inquired with Abaris if there was a way to utilize MemberSplash without paying the \$30 fee to enforce pool access for delinquent accounts. Shireen Ambush deferred to Kaitlyn Ambush to speak on the registration process as she facilitated the registration process in 2021. Shireen did confirm that Abaris' role in the registration process is to confirm that the registrant is an owner in the community, renters must submit current lease agreements, and the

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owner's current standing in account dues. Kaitlyn confirmed that the MemberSplash registration system is completely user friendly, and residents can self-populate the system with their household information. Jonathan inquired if the Board decided to have registrants self-populate the system and Abaris would not cross reference the account information, would the Association only pay the \$2000 and not the \$30 per home? Shireen confirmed that the Association would only be responsible for the \$2000 payment to MemberSplash to renew the system for 2022.

Jonathan Trent-Carlson amended the motion that to renew Membersplash for the 2022 pool season for only \$2000 and not to include the Abaris administration throughout the pool season. The motion was not seconded and failed.

Board Discussion:

Rosie Rivera would like to look into this process more. In her opinion Cellbadge was better, and the registration process was similar to last year's process except it did not include the verification by Abaris.

Alyssa Shirk would like to see the cost difference of the \$2000 for Membersplash, without Abaris oversight, compared to what was paid in the past for the Cellbadge registration. Alyssa commented that with only 40% of the community using the pool, why pay for registration if it does not need to be used?

Thomas Thrower is concerned that without Abaris oversight, the pool will be an opened floodgate, and anyone can join the Tanyard Springs pool. Thomas inquired if Abaris can vet the initial registration but cut out the monthly delinquency checks. Thomas also inquired why the pool registration is not part of the management fee. Shireen confirmed that Abaris is willing to meet the Board halfway once we receive their requested criteria for the registration process. Abaris does not include pool administration in the management fee. The past management company may have been different but there were more personnel onsite to administer the pool registration. Shireen confirmed that Abaris will provide a much less per-home fee, once we receive the Board's criteria.

Thomas made a motion to table the approval of the Membersplash Pool Registration until the Board receives Abaris' reduced rate proposal and can discuss an alternative before the next month's meeting. The motion was seconded by Jonathan Trent-Carlson.

A vote was called for and the motion passed. Tabled until April Board Meeting.

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

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Action 2: Approval of Proposal from Reserve Advisors for Updated Reserve Study

Thomas Thrower made a motion to approve the proposal from Reserve Advisors for an updated reserve study, without an onsite visit, for \$2,350. The motion was seconded by Rosie Rivera.

Homeowner Comments:

Mike Brown asked the following questions: is an updated reserve study going to be required every year; how much does the Board expect it to change; how quickly, as residents, can we expect to see the Reserve Study after Board review? Jonathan confirmed that the expected changes we can expect to see are inflation rates.

Board Discussion:

Thomas Thrower commented that this proposal from Reserve Advisors is the best compromise, in price, that the Board was offered.

A vote was called for and the motion passed.

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

Action 3: Renewal of the Certificates of Deposits (CD) that Matures on April 5, 2022

Alyssa Shirk made a motion to renew the \$50,000 CD that matures on April 5, 2022. The motion was seconded by Thomas Thrower.

Homeowner Comments:

Mike Brown thanked the Board for their proactive measure for renewing the CD in a timely manner.

Board Discussion:

None

A vote was called for and the motion passed.

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

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ADMINISTRATIVE MATTERS FOR BOARD DECISION

Action 1: Approval of the County Proposed Traffic Study

Alysha Jackson made a motion to approve the County’s proposal of studying options for the traffic management of Heritage Crossing and Tanyard Springs Lane. The motion was seconded by Rosie Rivera.

Jonathan Trent-Carlson noted that the Board has been in contact with the County and one of their Traffic Engineers, Eric Tabachekt, to conduct a traffic choker twice a day to study the traffic in that area and provide the Board with data after the study is complete.

Board Discussion:

Alyssa Shirk stated that she is against adding this traffic study as she has worked with the County in the past and the problems have only gotten worse. Alyssa stated that NISTA has shown that it will only slow you down 2-5 mph, at that exact spot, and will not be effective but harmful in the long run.

Thomas Thrower commented that the goal of the traffic study is to create a traffic calming island to force reduced speed. Thomas also noted that the Board is hoping to send out a notice to the community, along with a survey, once the traffic study is complete for thoughts on how to proceed moving forward.

Alysha Jackson echoed Thomas’ comments and stated that the Board is interested in whether this study will be helpful in reducing speed in the community, as this is a frequently stated issue, and that the Board welcomes any recommendations or feedback from the community based on the traffic simulation.

A vote was called for and the motion passed.

	In Favor	Opposed	Abstained	Absent
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.

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Glen Charles inquired if the Board was ready to discuss the assembling of the pool furniture. Jonathan Trent-Carlson confirmed that the Board discussed this topic at their working meeting and are not ready to discuss and vote on at this time.

OPEN FORUM

Mike Brown noted that while looking through the Paid Invoice report, there was an email asking for payment approval from the President. Why was approval sought from the President and not the Treasurer? Mike also presented the following questions to the Board: are COVID forms required this year for pool and gym access; why is there only one bill from SBC since December 2021; when, where, and what was discussed at the Board's working meeting? Mike Brown thanked Abaris for their assistance in answering some questions. Jonathan Trent-Carlson and Thomas Thrower confirmed the Board Working meeting was quick and only to discuss the topics on the agenda for the March Board meeting.

Jessica Arsenault commented on the traffic study and suggested that the Board reach out to neighboring counties for their recommendations, and potentially better options, on traffic calming. Jessica noted that Howard County recently performed traffic calming in a community called Montgomery Meadow, which was very aesthetically pleasing for the community.

Mike Sterns commented on the traffic calming and is not opposed to the study. Mike asks that the Board take into consideration of the bike riders and their safety during the study, as bike riders tend to use the shoulder. Jonathan Trent-Carlson noted that the traffic engineer has provided the Board with several options and the Board will share the data from the study with the community for feedback.

Jessica Wright commented on the recent e-billing that was received. Jessica reached out to Abaris after not receiving their bills but continues to be charged on their account. Jessica noted that they were not billed until March 2022. Why weren't residents billed timely to help minimize costs to homeowners and the HOA for any incurred cost? Will Abaris incur the fee for January and February, without homeowners and the Association incurring any additional fees?

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

ADJOURNMENT

Jonathan Trent-Carlson adjourned the Regular Session at 7:39 p.m.

SIGNATURE

DATE