

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON JANUARY 11, 2022**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on January 11, 2022. The following persons were in attendance:

BOARD OF DIRECTORS

Jonathan Trent-Carlson, President
Alyssa Shirk, Treasurer
Chris Loyko, Secretary
Rosie Rivera, Director at Large

Thomas Trower, Vice President
Eugene Powell, Director at Large
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.

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 January 2022 meeting agenda. The agenda was approved as presented.

MINUTES

The minutes from the December 14, 2021, Board Meeting were approved as distributed.

BOARD INTRODUCTIONS

Jonathan Trent-Carlson introduced Alysha Jackson and Eugene Powell to the Tanyard Springs Board of Directors, as Directors at Large. Eugene Powell's term expires in June 2022 and Alysha Jackson's term expires in June 2023.

FINANCIAL REPORT

Alyssa Shirk gave the financial report, stating that the financial statements are emailed every month to every Board Member for the period ending on November 30, 2021. The total cash-on-hand as of November 30, 2021, is \$2,147,545. The year-to-date net loss was \$159,298 while the year-to-date revenue was \$1,167,874. The total amount of outstanding delinquencies was \$205,982 and the total number of outstanding accounts are 142, which equates to 10% of delinquent accounts.

Board Discussion:

No comments.

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON JANUARY 11, 2022**

COMMITTEE REPORTS

Design Review Committee (DRC)

Chris Loyko reported that the DRC reviewed 17 applications, approving 16 applications, and denying 1 application.

Community Garden Committee (CGC)

Alyssa Shirk reported that committee worked on updating the rental agreement. The rental agreement draft has been submitted to the Board for review and is awaiting approval until the next season.

Social Committee

Rosie Rivera reported that the holiday decorating contest was held and was a huge success! Many homes in the community participated, but the contest was narrowed down to 30 homes. Rosie noted that if any participating homes did not receive their prize to reach out to Mark Moorman, at the onsite office. The next meeting will take place on Monday, February 7, 2022.

MATTERS FOR BOARD DECISION

Action 1: 2022 Garden Plot Agreement

Alyssa Shirk made the motion to approve the 2022 garden plot rental agreement, seconded by Chris Loyko.

Homeowner comments:

Michael Brown asked what the changes were that was made to the rental agreement. The agreement looks the same as last year.

Board Discussion:

Jonathan Trent-Carlson stated there were only language changes, with legal advice, and no changes were made to the rental price.

A vote was called for and the motion passed unanimously.

Action 2: 2022 Ratification to hire Pickett Law for Collections Oversight

Thomas Trower made a motion to ratify the Board's decision to hire Pickett Law to oversee the collections of delinquent accounts. The motion was seconded by Chris Loyko.

Homeowner comments:

Mike Brown thanked the Board for the public ratification of this motion. David Gurulé asked of the date, time, and location that this meeting was held.

Board Discussion:

Alyssa Shirk noted that this was a needed decision for the community, as there were many issues with the previous collection's attorney. Thomas Trower thanked Mike Brown for this comment to the Board. The decision was made in executive session, immediately following, the November 9, 2021, Board Meeting. Thomas noted that this should have been ratified at the December 2021

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON JANUARY 11, 2022**

meeting, but the Board was initially incorrectly informed by the previous legal counsel.

A vote was called for and the motion passed unanimously.

Action 3: Ratification to hire Rees Broome as General Legal Counsel

Rosie Rivera made a motion to ratify the Board's decision to hire Rees Broome as the HOA's legal counsel. The motion was seconded by Eugene Powell.

Homeowner comments:

Mike Brown thanked the Board for ratifying the motion and asked when the decision was made to hire Rees Broome as general counsel.

David Gurulé asked for the date, time, and location of this meeting.

Board Discussion:

Chris Loyko noted that this was a needed decision for the community. Alyssa Shirk also commented that the Board is spending less time making grammatical changes to legal documents. Thomas Trower noted that Rees Broome is a great legal representative for Tanyard Springs and confirmed the decision was made during a virtual meeting held on December 15, 2021.

A vote was called, and it passed unanimously.

Action 4: Concrete Warranty Claim Turnover: Whiteford, Taylor, Preston to Rees Broome

Chris Loyko made a motion to ratify the turnover from Whiteford, Taylor, Preston to Rees Broome for the concrete warranty claim. The motion was seconded by Rosie Rivera.

Homeowner comments:

Mike Brown asked if the motion was an approval or a ratification. Mike also asked if this was also part of the previous motion to hire Rees Broome as the HOA's general legal counsel.

Daniel Zadra echoed Mike Brown's questions to the Board.

Jonathan Trent-Carlson made a motion to amend the previous motion to change from ratify to approve the turnover from Whiteford, Taylor, Preston to Rees Broome for the concrete warranty claim. The motion was seconded by Thomas Trower.

Board Discussion:

No comment

Thomas Trower noted that the previous motion was to ratify the motion, not to approve the motion to turn over the concrete warranty claim from Whiteford, Taylor, Preston to Rees Broome. A vote was called for and the motions passed unanimously.

ADMINISTRATIVE MATTERS FOR BOARD DECISION

None.

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON JANUARY 11, 2022**

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

Mike Brown noted that an email was sent to the onsite manager to alert SBC to be cautious during snow servicing, as two (2) personal items were damaged during the last snow event and snow was plowed onto personal properties. Mike Brown also requested that the delinquency list be added to each month's Treasurer's report and inquired why the lawsuit for the concrete was not turned over when Rees Broome was initially hired to be the HOA's legal counsel. Why was an additional motion required? Jessica Arsenalet requested three (3) minutes to make her comments and proceeded to ask the following questions: what is the status of the Tanyard times; where are the prior months' minutes; what is the Board's means of communication to the community; what happened to Frontsteps and the Facebook page; why are the November 2021 meeting minutes inconsistent; has the Board not properly reviewed this document before approval and posting? The type of the discussion posted in the minutes are against legal and CAI advice. Jessica requested that all Board Members display their names and faces during all future meetings and commented that she expects the Board of Directors to work in order of ethics and code. The actions taken against David Gurulé were inappropriate and the legal team should not be used to attack residents. Jessica stated that the rest of her formal statement will be sent to the Board by email. Jimmy Del Rosario received a letter from the HOA regarding the placement of trash and recycling bins and would ask for Board consideration in accepting the placement of trash cans on the driveway, in front of the garages, as residents use their garages for other means of storage. David Gurulé inquired if the ice melt placed on homeowners' sidewalks was a Board decision or did SBC make a mistake and will they be reimbursing the HOA. David Gurulé asked the following questions why the community is not being made aware of any updates for the HOA through Frontsteps or the Tanyard Times and only on Facebook; why the community wasn't notified of the meeting dates; when the new Board of Directors were appointed – the record of the votes and the date and time of the meeting must be included in the minutes. Anissa Walker commented that she is a 13-year owner in the Tanyard Springs community and asks that the Board consider keeping the rule to require trash and recycling cans to be stored out of plain view. Sally Rejas inquired about raising the single-family homes' fee and include snow removal. Sally commented that the County response time is slow. Sally also thanked the Board for all their volunteer work they do for the community. Jonathan Trent-Carlson confirmed that the virtual meeting to appoint Eugene Powell and Alysha Jackson to the Board was held on Monday, January 3, 2022, and both members accepted their appointed that day. Jonathan also noted that the Tanyard Times was delayed due to the holidays and Board Member turnovers but should be back to normal now that there is a full Board of Directors.

NEXT MEETING – February 8, 2022, at 7:00 pm.

ADJOURNMENT

Jonathan Trent-Carlson adjourned the Regular Session at 7:40 p.m.

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON JANUARY 11, 2022**

SIGNATURE

DATE