

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE  
7:00 P.M. ON DECEMBER 14, 2021**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on December 14, 2021. The following persons were in attendance:

**BOARD OF DIRECTORS**

Thomas Trower, President (Acting)  
Jonathan Trent-Carlson, Treasurer  
Chris Loyko, Secretary

Alyssa Shirk, Director at Large  
Rosie Rivera, Director at Large

**OTHERS**

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

Cheryl Brownell, Assistant Treasurer

**HOMEOWNERS PRESENT** – Refer to GoToMeeting attendance sheet.

**REGULAR SESSION**

**CALL TO ORDER**

Thomas Trower chaired the meeting and called the Regular Session to order at 7:02 p.m.

**AGENDA**

No changes were made to the agenda, and it was approved as noted.

**MINUTES**

Jonathan Trent-Carlson thanked Jessica Arseneault for her work as Secretary. The minutes were approved as distributed.

**BOARD INTRODUCTIONS**

Thomas Trower noted that Daniel Zadra Board President had submitted his letter of resignation effective immediately and that he would be serving as President until a vote can be taken on new Board positions. Thomas thanked Daniel for his work for the community and informed the community that there were 2 Board vacancies and that homeowners can submit a work order through frontsteps to join the Board.

**FINANCIAL REPORT**

Jonathan Trent Carlson gave the financial report, stating that the financial statements are emailed every month to every Board Member for the period ending on October, 2021. The total cash on hand is \$2,106,136.00. The HOA has a year to date net loss of \$179,588.00. The total year to date revenue is \$1,466,218.00, while year to date operating expense is \$1,304,332.00. Total disbursements are \$159,929.00. The total outstanding delinquency is \$202,780.00, and total reserve expenditures are \$109,212.00.

Board Discussion:

No comments.

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**COMMITTEE REPORTS**

**Design Review Committee (DRC)**

Chris Loyko gave report that the DRC approved 10 applications and denied 1.

**Community Garden Committee (CGC)**

Michael Warner gave report, stating that he sent a detailed report with a spreadsheet of the expenses to the Board. He named the members of the committee, and informed that Alyssa Shirk is the Board Liaison. Michael stated that a flower sub-committee has also been formed and they maintain the plot of roses, sunflowers, gladiolas and the herb garden. The Garden committee has made homeowners aware of its efforts via social media, the Tanyard Times, and via word of mouth. Garden projects received multiple positive responses through various social media pages. Michael stated that in 2021 there was an increase of \$1,105 from the previous year via rentals of garden plots. Michael stated that in the 2021 season 249 lbs of produce was donated to the foodbank which was an increase of 64 lbs from 2020. In terms of expenses, \$1,168 was approximately spent on improving and maintaining the garden, while about \$752.00 were used toward the food bank project. After deducting the rental income and out of pocket donations, the total spent on the garden was \$680.95. Michael Warner also updated the activities that the committee accomplished: developed a relationship with Himmel's Garden Center to obtain a discount on plants and soil enrichment, installed signage of garden rules on gates, identified beds as rented or food bank using stakes, removed compost bins and built a plant bed, and moved the garden shed to the original location. The flower sub-committee converted 2 raised beds to a herb garden open for residents, and planted: blueberry and raspberry bushes, roses, gladiolas, and a donated nectarine tree. At the end of the season all beds were cleared and weed protectors were put down.

**Social Committee**

Rosie Rivera gave report that the Social Committee met on Dec 6<sup>th</sup> via teleconference and discussed the Holiday Home Decorating Contest. The Board will judge the contest on the 20<sup>th</sup> and will provide management with the winners list. The committee will provide management with an updated social calendar and the next meeting will be on the 3<sup>rd</sup> of January.

**MATTERS FOR BOARD DECISION**

None for this meeting.

**ADMINISTRATIVE MATTERS FOR BOARD DECISION**

**Action 1: Social Committee Member Approval.**

Rosie Rivera made a motion to approve the addition of: Jaqueline Jose, Brianna Alaimo, and Mandy and Darryl Reed to the Social Committee on the basis that they sign and follow the HOA code of ethics for Board and Committee members. The motion was seconded by Chris Loyko.

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Board Discussion:  
None

The motion passed unanimously.

**MANAGEMENT REPORT:**

Glen Charles gave the management report and asked regarding the pool furniture if Abaris should proceed to get bids regarding the assembly of the furniture or will the association have a social event to build the furniture. Thomas Trower answered that the furniture will be stored for now and the Social committee will gauge interest in having an event to assemble the furniture.

**OPEN FORUM**

Dan Urban spoke, stating that he lives on Timbercross Lane and has a 6-year-old son who started attending Marley Elementary. Dan stated that he has been working with a county official to get the bus stopped changed due to the amount of traffic at the current stop. He stated that they are looking at moving the stop to different locations, of which one could possibly be the clubhouse location. Dan stated that association would need to provide permission to have the bus use the parking lot to turn the bus around. Dan Urban also stated that Heritage Crossing is a known problem to the county for high speeds. He feels that the lines need to be repainted and speed humps need to be installed as the road is currently unsafe. He stated that he is working with official, Eric Abichek on this and that the HOA would need to provide permission for speed humps to be installed. Dan also stated that he is working with county officials to have the Retail signage removed as they are now in disrepair. He would like the HOA to address these issues, especially his concerns regarding Heritage Crossing. Thomas Trower agreed with his concerns and said that the association has been dealing with these items as well.

David Gurulè stated that he sent an email regarding some Board actions that were not accord with Maryland state law or the bylaws. To which he stated that the response he received ended with an unfounded allegation of slander toward another board member. David quoted the bylaws Section 4.5 Compensation and said that because a letter from the association's attorney was approved on behalf of Chris Loyko that this was an abuse of power. David also quoted the code of ethics and stated that on spending funds on behalf of Chris Loyko was a violation of the code of ethics. David Gurulè also quoted the Supreme Court Case of "New York Times Co. vs Sullivan" stating that elected officials are restricted from suing for defamation. He said that the Board should not spend HOA funds on that which they have no authority to spend funds on. David Gurulè stated that the Board is making a lot of mistakes and he is watching them and placing the association at risk and at personal risk at well. Thomas Trower said that the Board has noted the comments and any response will come via legal counsel.

Michael Brown raised the issue that on Frontsteps that there is a new contract for Pickett Law and asked the Board to discuss it in open forum. He also asked if the outstanding delinquency amount is just assessments or does it include legal costs. He also asked when the new snow contract would be updated to the website. He also asked if there was an update to the 2020 Audit. Michael Brown closed by thanking Daniel Zadra and Jessica Arseneault along with any former board members for their service. Thomas Trower answered that the new legal representation contract was made in closed session with management, and that the snow contract is the same as

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last year's contract. Michael Brown asked if the rates had changed that a new contract would need to be updated. Thomas stated that if any update occurred it would be uploaded. Jessica Arseneault asked if the Pickett Law Group contract needed to be ratified. Thomas Trower said that he would follow up, but the understanding is that it is not required at this time.

**NEXT MEETING** – January 11, 2022 at 7:00 pm.

**ADJOURNMENT**

Daniel Zadra adjourned the Regular Session at 7:31 p.m.

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

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