

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON OCTOBER 12, 2021**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on October 12, 2021. The following persons were in attendance:

BOARD OF DIRECTORS

Jonathan Trent-Carlson, President
Daniel Zadra, Vice President
Alyssa Shirk, Treasurer
Jessica Arseneault, Secretary

Christopher Loyko, Director
Rosie Rivera, Director
Thomas Trower, Director (Absent)

OTHERS

Shireen Ambush, Abaris Realty
Glen Mammen, 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

Daniel Zadra made a motion to move the ratification of SBC's Aeration and Seeding Contract under Matters for Board Decision. Jessica Arseneault seconded; the agenda was approved as amended.

MINUTES

Minutes from the September 2021 meeting were approved with the format updates Jessica Arseneault made.

BOARD INTRODUCTIONS

Jonathan Trent-Carlson stated that in place of Board Member introductions that each Board Member is noted with their full name and board positions in GoToMeeting.

FINANCIAL REPORT

Shireen Ambush provided the financial report based on the financial statement issued by Abaris Realty for the period ending on August 2021. The total cash on hand is \$2,085,545.00, with a net year-to-date loss of \$205,656.00. The total year-to-date revenue is \$1,178,657.00, while the year-to-date operating expenses have tallied to \$1,110,066.00. The total outstanding delinquencies totaled \$174,965.00. The total reserve expenditures \$130,277.00.

COMMITTEE REPORTS

Design Review Committee (DRC)

Daniel Zadra reported that the committee reviewed and approved 29 applications.

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Community Garden Committee (CGC)

Alyssa Shirk reported that the beds growing vegetables for donation produced 250 pounds for donation. A work session was held on October 10, 2021 and a variety of projects were completed. Sometime in November they will be removing the hoses, winterizing the spigots, and repairing the beds.

Social Committee

Rosie Rivera reported that the next meeting will take place on November 1, 2021 at the clubhouse and that the committee is still in need of members.

MATTERS FOR BOARD DECISION

Action 1: 2021 / 2022 Snow Removal Proposals

Shireen Ambush reported that several RFPs sent out were turned down due to the size of the community and the ongoing labor shortage. Alyssa Shirk made the motion to approve O’Leary’s Snow Removal Proposal, pending review from the Association’s legal counsel. Daniel Zadra seconded. Daniel Zadra made a motion to table the item to the November meeting. Jessica Arseneault seconded; the motion was tabled unanimously.

The Board entertained homeowner comments:

- Mike Brown – I believe O’Leary was the company the board hired last year and had several issues with. She said “pending the legal team review.” I would like to know what that means. Also, what’s the price difference?

Action 2: Ratification of Decision on SBC Aeration and Seeding for 2021

Jessica Arseneault made a motion to ratify the Board decision to accept SBC’s Aeration and Seeding contract for 2021 as a last-minute opening in SBC’s service calendar became available. Daniel Zadra seconded; the motion passed unanimously.

The Board entertained homeowner comments:

- Mike Brown – I don’t think this should be a separate item. I would encourage the board to make this a part of the general contract with SBC. I believe aeration needs to be done annually as the community was built on clay.

ADMINISTRATIVE MATTERS FOR BOARD DECISION

Action 1: Basketball Court and Clubhouse Amenity Signage Update

Rosie Rivera opened the discussion about updating the dilapidated signage at the clubhouse multipurpose court. With no motion on the table, Shireen Ambush recommended removing the current dilapidated sign and tabling the decision for the replacement sign. Daniel Zadra made the motion to remove the current sign. Jessica Arseneault seconded; the motion passed unanimously.

Jonathan Trent-Carlson called for a brief recess which came back to order at 7:28 pm.

Action 2: Design Review Committee Member Request

Daniel Zadra made a motion to approve Jonathan Curtis to the Design Review Committee. Jessica Arseneault seconded; the motion passed unanimously.

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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 – Slightly disappointed with the board. Last month I asked why the Association was in the red. I would encourage the board to make a public comment on that. 8% delinquency rate should be between 3-5%. What is Abaris doing about this? I think the board shouldn't dilly dally with the sign at the clubhouse so that people aren't abusing the time for amenities.
- David Kurtik – I live on Warblers Perch Way and the Solley Elementary School vehicles are parking along the sidewalk and spaces and block access at times. Abaris spend a good deal of time reviewing shutters and the exterior of houses, they can work to enforce the school not managing their parents.

NEXT MEETING – November 9, 2021

ADJOURNMENT

Jonathan Trent-Carlson adjourned the Regular Session at 7:34 p.m.


SIGNATURE

09 November 2021

DATE