

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

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on September 14, 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 (absent)
Thomas Trower, Director

OTHERS

Shireen Ambush, Abaris Realty
Kaitlyn 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 asked that the discussion of in-person vs hybrid meetings be added to the Agenda under Administrative Matters, and it was approved.

MINUTES

Minutes from the August 2021 meeting were approved with the updates that Jessica Arseneault had 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

Alyssa Shirk gave the financial report based on the financial statement issued by Abaris Realty for the period ending on July, 2021. The total cash on hand is \$2,087,466.00, with a net year-to-date loss of \$225,252.00. The total year-to-date revenue is \$1,035,329.00, while the year-to-date operating expenses have tallied to \$1,020,149.00. The total outstanding delinquencies totaled \$168,211.00. The total reserve expenditures \$77,181.00.

COMMITTEE REPORTS

Design Review Committee (DRC)

Daniel Zadra reported that the DRC reviewed 11 applications and approved 10. They have also

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conducted training with one (1) of the new volunteers. They will meet again tomorrow to review applications and train another of the new volunteers to the committee.

Jonathan Trent-Carlson called for a brief recess which came back to order at 7:12 pm.

Community Garden Committee (CGC)

Alyssa Shirk reported that the nine (9) beds growing vegetables for donation produced 196 pounds for donation. After the growing season is over the beds will be fertilized and row tilled and covered with cardboard. There is also potential for soil testing in the beds to better assess how to improve the quality of the beds.

Social Committee

Jonathan Trent-Carlson reported that there was no September meeting and that the next meeting will take place in October and that volunteers are needed.

MATTERS FOR BOARD DECISION

Action 1: Pool Registration Management Payment

Jessica Arseneault made a motion to approve the final payment to be processed. Daniel Zadra seconded. Jonathan Trent-Carlson amended the motion to wait till approval until next meeting to review the final payment. Jessica Arseneault seconded; the motion failed unanimously. Jonathan Trent-Carlson called for a vote on the original motion; the motion passed unanimously.

The Board entertained homeowner comments:

- Mike Brown – I thought this was already approved. The board already voted on this. How much is the final payment? I am curious to see what else needs to be paid on this contract.
- David Gurulé – I second Mike. Why are we wasting time on this when it was already approved by the previous board? Is this a payment issue with management?

Action 2: Pool Contract Final Payment

Daniel Zadra made a motion to approve the final payment to the pool management company. Jessica Arseneault seconded; motion passed by board majority.

	In Favor	Opposed	Abstained	Absent
Jessica Arseneault	X			
Christopher Loyko		X		
Rosie Rivera				X
Alyssa Shirk	X			
Jonathan Trent-Carlson	X			
Thomas Trower	X			
Daniel Zadra	X			

The Board entertained homeowner comments:

- Mike Brown – This contract was already approved by the board. Why is the board looking to approve final payment now? The board has never done that before.

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- Sally Rejas – Thank the HOA for doing their jobs and being transparent.
- David Gurulé – Please state reasons not to approve the contract we are obligated to pay for.

Action 3: 2022 SBC Landscaping Proposal

Alyssa Shirk made a motion to approve SBC’s 2022 landscaping proposal. Jessica Arseneault seconded; motion passed by board majority.

	In Favor	Opposed	Abstained	Absent
Jessica Arseneault	X			
Christopher Loyko		X		
Rosie Rivera				X
Alyssa Shirk	X			
Jonathan Trent-Carlson	X			
Thomas Trower		X		
Daniel Zadra	X			

The Board entertained homeowner comments:

- Kelly Bradford – I think we should look into them further. I don’t think they are doing a good job. I think the community looks choppy and not neat. It looks like they don’t care. Not including the property at the front of the community.
- Mike Brown – In the past the board has wanted three proposals. Has the board done this and who else have the board considered?
- Sally Rejas – We need to ensure the safety of our children at the bus stop. I know its not our property but we need to work something out. Interested in seeing what other contracts were willing to offer.
- David Gurulé – I would ask that the board not do anything that is not on HOA property as it is outside of your authority.

Action 4: 2022 SBC Handyman Contract Renewal

Jessica Arseneault made a motion to approve the SBC handyman proposal. Christopher Loyko seconded; motion passed unanimously.

The Board entertained homeowner comments:

- Sally Rejas – Can we ask the handyman to put Christmas lights on the tree? Can we have management task him?
- Mike Brown – Shireen mentioned that there was an increase in the rate. How much is that?

Action 5: The Traffic Group Proposal

Christopher Loyko made a motion to approve this traffic groups proposal with hesitation. Thomas Trower seconded; motion failed unanimously.

The Board entertained homeowner comments:

- Joe Grassi – My only question is will this address the issues on the county roads such as

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Heritage Crossing and Tanyard Springs Lane?

- Mike Brown – I think Chris brought this up with “hesitation.” What does this mean?
- David Gurulé – Chris’ motion with hesitation is a legal term. Is this him thinking he is being smart? If you are actually going to approve this you need to amend the motion.

Action 5: Direct Energy Agreement Renewal

Thomas Trower made a motion to approve the renewal of the Direct Energy Agreement. Jessica Arseneault seconded. Daniel Zadra made a motion to amend the motion to approve the renewal for 36 months. Christopher Loyko seconded; motion passed by board majority.

	In Favor	Opposed	Abstained	Absent
Jessica Arseneault	X			
Christopher Loyko	X			
Rosie Rivera				X
Alyssa Shirk			X	
Jonathan Trent-Carlson	X			
Thomas Trower	X			
Daniel Zadra	X			

The Board entertained homeowner comments:

- Mike Brown – What utilities is this for? Gas, electric, something else or both?

ADMINISTRATIVE MATTERS FOR BOARD DECISION

Action 1: Discussion to continue Virtually, start In-Person or go Hybrid for future meetings

Christopher Loyko made a motion to have the Board meet in-person and stream it to the remaining community, and once things are squared away based on the pandemic, the community can attend either virtually or in-person. Jonathan Trent-Carlson asked for clarity as there is no leeway for board members who do not live in the community. There was no second and the motion failed. Christopher Loyko made a motion to amend that all in-state Board members meet in person except while the board member who lives out of state can attend virtually and homeowners can attend virtually as well. Jonathan Trent-Carlson amended the motion to that for as long as we are in the pandemic phase, each Board member decide to either meet in person or virtually as to whichever works best for them individually. Alyssa Shirk seconded, motion failed unanimously.

MANAGEMENT REPORT:

Shireen Ambush gave the management report stating that the report is self-explanatory, and she did not have anything to add.

OPEN FORUM

- Mike Brown – The agendas are being sent out the day of the meeting. I think the board needs to be faster about this. I would like this to come out on Fridays before the meeting. I am concerned about the \$200,000.00 in the red on the snow. I want this to be transparent to the community. Questions were asked last month on financials that weren’t

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in the Tanyard Times. Why? The office is still considered closed. Status of the budget? There is illegal parking on Briargrove. Has the Treasurer verified the credits for the pool payment?

- Jacob Redd – I did not hear anything from the Design Review Committee.
- David Gurulé – According to the governing documents, the Treasurer should sign every check. Is that happening?

NEXT MEETING – October 12, 2021

ADJOURNMENT

Jonathan Trent-Carlson adjourned the Regular Session at 8:25 p.m.



SIGNATURE

12 October 2021

DATE