

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE  
7:00 P.M. ON AUGUST 10, 2021**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on August 10, 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

**OTHERS**

Shireen Ambush, Abaris Realty  
Kaitlyn Ambush, Abaris Realty  
Glen Mammen, Abaris Realty  
Mark Moorman, 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 agenda and it stood approved.

**MINUTES**

Minutes from the July 2021 meeting were approved.

**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 June, 2021 instead of July, 2021. This will be discussed at the September meeting.

**COMMITTEE REPORTS**

**Design Review Committee (DRC)**

Daniel Zadra reported that 31 applications were reviewed and 19 approved. They have also received multiple applications for committee membership and will have to coordinate for time for training the new members once approved.

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**Community Garden Committee (CGC)**

Alyssa Shirk reported that 75 pounds of produce were donated to the local area food bank. The committee members take turns watering the beds. A subcommittee for flowers has planted flowers that are doing well. Signs that remind residents to close the gate upon exiting the garden area were installed and have reduced the instances of the gates being left open. The next meeting will be held on August 21, 2021 in the garden.

**Social Committee**

Rosie Rivera reported that no current events have been planned, and that the committee is meeting every first Monday of the month. They are also currently looking for more members.

**MATTERS FOR BOARD DECISION**

**Action 1: Pool Furniture**

Shireen Ambush provided information that in executing the Board's approval of the proposal from PolyLumber, they ran into several issues with the company such as unresponsiveness and adding a \$5,000.00 "resin" charge. Abaris provided additional proposals to the board including a proposal from Polywood, which is both a distributor and manufacturer. Jessica Arseneault made a motion to approve Polywood's pool furniture proposal. Thomas Trower seconded; the motion passed unanimously.

The Board entertained homeowner comments:

- No comments.

**Action 2: Inspections 2022**

Jessica Arseneault made a motion to approve Abaris 2022 Inspections Proposal. Thomas Trower seconded; the board unanimously agreed to table the motion for further discussion.

The Board entertained homeowner comments:

- Mike Brown – I would like to see the standards by which Abaris is going because of past confusion.

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

**ADMINISTRATIVE MATTERS FOR BOARD DECISION**

**Action 1: DRC Member Requests**

Daniel Zadra made a motion to approve Noah Dula, William Jones, and Joshua Kurth to the Design Review Committee. Rosie Rivera seconded; the motion passed unanimously.

**Action 2: Board Officer Resolution Renewal**

Alyssa Shirk stated that the purpose of the discussion is to assess the Board Officer Resolution and to see if there is a benefit to renewing the resolution. Jessica Arseneault made a motion to approve the renewal of the Board Officer Resolution. Daniel Zadra seconded; the motion passed by board majority.

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

**Action 3: Parking Painting Discussion**

Thomas Trower opened the discussion on how to help tackle parking issues by soliciting bids for street and curb painting throughout the community. Jessica Arseneault made a motion to task Abaris to get proposals for one (1) section of the community so the Board can review. Daniel Zadra seconded. Shireen Ambush asked for more clarification on the request for proposal, and mentioned that other communities have hired traffic consultants as liaisons to work with the county and fire marshal. Jessica mentioned that there is some documentation on FrontSteps regarding parking, which could be provided to a traffic consultant. Jessica Arseneault made a motion to amend the motion to include the hiring of a traffic consultant to help navigate with the county and fire marshal. Daniel Zadra seconded, the motion passed 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 – 7% is better than 12% but that it should be around 3% to 5%. How high does Abaris think it will go after pool season? Abaris should have CMC approvals.

**NEXT MEETING** – September 14, 2021

**ADJOURNMENT**

Jonathan Trent-Carlson adjourned the Regular Session at 7:57 p.m.

  
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**SIGNATURE**

14 September 2021  
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**DATE**