

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE  
7:00 P.M. ON JULY 13, 2021**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on July 13, 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  
Glen Charles, Abaris Realty

Glen Mammen, Abaris Realty  
Mark Moorman, Abaris Realty

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

**REGULAR SESSION**

**CALL TO ORDER**

Daniel Zadra chaired the meeting and called the Regular Session to order at 7:00 p.m. Shireen Ambush stated the outcome of the Board vote for Officer Positions, which followed as:

- President: Jonathan Trent-Carlson
- Vice President: Daniel Zadra
- Secretary: Jessica Arseneault
- Treasurer: Alyssa Shirk
- Directors at Large: Christopher Loyko, Rosie Rivera, and Thomas Trower

**AGENDA**

Jessica Arseneault asked that the Multi-Purpose Court repurposing and Dog Park Shade Structures moved down to Administrative Matters for Discussion. Christopher Loyko had technical difficulties and his vote was relayed by Thomas Trower throughout the meeting.

**MINUTES**

Minutes from the June 2021 meeting were approved after errors in spelling were corrected. No indication about how Chris Loyko voted was given.

	<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			

Daniel Zadra took a brief recess from 7:03 to 7:05 p.m.

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**BOARD INTRODUCTIONS**

Daniel Zadra allowed the Board Members to introduce themselves in order of seniority.

**FINANCIAL REPORT**

Alyssa Shirk gave the financial report based on the financial statement issued by Abaris Realty for the period ending on June, 2021. The total cash on hand is \$2,054,838.86, with a net year-to-date loss of \$186,807.00. The total year-to-date revenue is \$744,058.91, while the year-to-date operating expenses have tallied to \$762,244.47. The total disbursements were \$296,378.94. The total outstanding delinquencies totaled \$170,937.50. The total reserve expenditures \$60,219.45. The total number of delinquent accounts is 113 creating a delinquency rate of 7.9%, versus a previous of 173 at 12.1%. Alyssa paused to ask Shireen Ambush as to what drove this down to which she responded it was the pool registration system that has resulted in many delinquent accounts being paid in full so that residents can be make use of the pool. The total number of delinquencies paid in full since June 1, 2021 is seven (7).

Abaris filed one (1) lien in June, 2021 and expects to file three (3) liens in July, 2021.

**COMMITTEE REPORTS**

**Design Review Committee (DRC)**

Jonathan Trent-Carlson reported that eleven (11) applications were reviewed and nine (9) were approved. He asked for volunteers to the committee as it could cost the association money to have Abaris to review the applications.

**Community Garden Committee (CGC)**

Michael Warner reported that all the beds in the garden had been planted. He continued that the first donation of 15 pounds was made to the Community Methodist Church on Smallwood Road. Michael also stated that they are going to add an area in the garden where residents can drop off items to add to the donation. After a donation is made the information is posted to FrontSteps and three (3) different Facebook pages.

**Social Committee**

Jessica Arseneault reported that with the new Board in place a discussion needs to occur in order to see what the level of comfortability is with planning community events going forward.

Daniel Zadra called for recess from 7:13 to 7:15 p.m.

**MATTERS FOR BOARD DECISION**

**Action 1: Overgrown Tree Removal**

Jessica Arseneault made a motion to approve SBC's proposal to replace the damaged tree and to remove the overgrown tree at 7065 Ingrahm. Jonathan Trent-Carlson seconded; the motion passed unanimously.

The Board entertained homeowner comments:

- No comments.

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Daniel Zadra called for a brief recess which came back to order at 7:23 p.m.

**Action 2: Common Area Tree Maintenance**

Rosie Rivera made a motion to approve SBC's proposal for comprehensive tree removal of dead or declining trees which pose a fall risk to homes or common areas. Jessica Arseneault seconded. Jonathan Trent-Carlson amended the motion to award the contract to S&P since they have a licensed arborist. Jessica Arseneault seconded; the motion passed unanimously.

The Board entertained homeowner comments:

- Cheryl Brownell – This sounds like a two-step process. I think there should have been two separate proposals. One for surveying the community and a second for doing the work that has been identified. Who decides whether the scope that would be provided past the survey is adequate enough?

Daniel Zadra called for a recess from 7:36 to 7:38 p.m.

**Action 3: Clubhouse HVAC Renewal**

Jonathan Trent-Carlson made a motion to approve Advanced Building Services contract renewal for HVAC services. Jessica Arseneault seconded; the motion passed unanimously.

The Board entertained homeowner comments:

- No comments.

**ADMINISTRATIVE MATTERS FOR BOARD DECISION**

**Action 1: Multipurpose Court Repurposing**

Thomas Trower stated that the purpose of the discussion was to develop a path forward to approve an amenity replacement for the multipurpose court. The topic was tabled in favor of additional Board review and discussion of the proposals on hand. Since this is a significant potential cost Cheryl Brownell will likely also be consulted for input. Daniel asked Shireen if there was anything else that needs to be done with changing the amenity, to which Shireen said that it would be good to check with legal to see if the site development plan would need to be amended.

**Action 2: Dog Park Shade Proposals**

Alyssa Shirk stated that the purpose of the discussion is to develop a path forward with Abaris in terms of what is needed before a vote can be taken upon the dog park improvements. The topic was tabled in favor of additional Board review and discussion of the proposals on hand. Since this is a significant potential cost Cheryl Brownell will likely also be consulted for input.

**Action 3: Design Review Committee Member Request**

Jessica Arseneault made a motion to approve Patricia Warner to the Design Review Committee. Jonathan Trent-Carlson seconded; the motion passed unanimously.

**MANAGEMENT REPORT**

Shireen Ambush reported and updated on the recent issues surrounding the swimming pool. She

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stated that there were three (3) video conferences held with American Pool and they have agreed to relocate another supervisor to Tanyard Springs. American Pool has gotten two (2) lifeguards certified as licensed pool operators. Abaris did consult with other pool companies in case the Board wished to exercise the termination provision, however we could not find a company that would be able to provide service for the remainder of the season.


**OPEN FORUM**

- Chelsea Jones – Big kudos to the Community Garden Committee. They are doing great work. For the multipurpose court, how did the board come to this outdoor gym decision? I would like to know what the board is envisioning. Why wasn't there a community survey done? What are the costs for this sort of amenity? Will this inconvenience the homeowners in the vicinity in the same way the basketball court did?

**NEXT MEETING** – August 10, 2021

**ADJOURNMENT**

Daniel Zadra adjourned the Regular Session at 7:58 p.m.

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

10 August 2021  
\_\_\_\_\_  
**DATE**