

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON JUNE 8, 2021**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on June 8, 2021. The following persons were in attendance:

BOARD OF DIRECTORS

David Gurulé, President
Daniel Zadra, Vice President
Patricia Warner, Treasurer
Jessica Arseneault, Secretary

Jonathan Curtis, Director
Jonathan Trent-Carlson, Director
Rosie Rivera, Director

OTHERS

Shireen Ambush, Abaris Realty
Glen Charles, Abaris Realty
Glen Mammen, Abaris Realty

Mark Moorman, Abaris Realty
Kaitlyn Ambush, Abaris Realty

HOMEOWNERS PRESENT – Refer to GoToMeeting attendance sheet.

REGULAR SESSION

CALL TO ORDER

David Gurulé called the Regular Session to order at 7:00 p.m.

MINUTES

Minutes from the May 2021 meeting were approved after errors in spelling were corrected.

AGENDA

The Dog Park Sunshade discussion was moved to Administrative Matters for Board Decision and it was approved.

BOARD INTRODUCTIONS

David Gurulé 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

Patricia Warner gave the financial report based on the financial statement issued by Abaris Realty for the period ending on April 30, 2021. The total cash on hand is \$2,154,599.47, with a net year-to-date loss of \$205,053.00. The total year-to-date revenue is \$596,895.74, while the year-to-date operating expenses have tallied to \$665,899.16. The total disbursements were \$117,464.96. The total outstanding delinquencies totaled \$164,344.18. The total reserve expenditures \$42,895.98. The total number of delinquent accounts is 185 creating a delinquency rate of 13%, versus a previous of 172 at 12.1%. The total number of delinquencies paid in full since April 1, 2021 is nine (9).

Abaris filed liens two (2) in April 2021 and expects to file four (4) liens in May 2021.

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COMMITTEE REPORTS

Design Review Committee (DRC)

Daniel Zadra reported that there were 24 applications reviewed in May and 24 were approved. Daniel Zadra also stated that the Design Review Guidelines review period is over and will be discussed today for approval. He continued on that with recent Board Member appointments and election, the committee is in need of volunteers. If no volunteers apply to work with the committee and the board is unable to take on the task of reviewing applications, it could cost the community to have Abaris review the applications.

A brief recess was taken to allow homeowners into the meeting.

Community Garden Committee (CGC)

Michael Warner reported that nearly all the rented beds have been planted. Residents who have rented plots continue to be updated via email. The nine (9) beds growing vegetables for donation to the foodbank, berry bushes, herb garden, and ornamental flower beds are being tended to by committee members. The ongoing project to remove weeds along the beds is nearing completion. Additional signage has been ordered to remind residents to close the gates when leaving, and one (1) hose which has failed has been replaced.

Social Committee

No report.

MATTERS FOR BOARD DECISION

Action 1: Pool Furniture Proposal

Jessica Arseneault made a motion to approve Poly Lumber's pool furniture proposal. Jonathan Trent-Carlson seconded; the motion passed unanimously.

The Board entertained homeowner comments:

- Michael Brown – What is the pricing of these proposals? Has the Assistant Treasurer reviewed the proposals?

Action 2: Pool Furniture Assembly Proposals

Jonathan Trent-Carlson made a motion to approve Palmer Brothers' pool furniture assembly proposal. Jessica Arseneault seconded; the motion failed unanimously.

The Board entertained homeowner comments:

- Michael Brown – What is the cost of the assembly?

Action 3: Common Area Tree Maintenance

Daniel Zadra made a motion to approve SBC's proposal to maintain the trees along Heritage Crossing as required. Jessica Arseneault seconded; the motion passed unanimously.

The Board entertained homeowner comments:

- Michael Brown – Are these the small trees or the tall trees?

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A brief recess was called at 7:30 to allow homeowners into the meeting and the meeting reconvened at 7:31.

ADMINISTRATIVE MATTERS FOR BOARD DECISION

Action 1: COVID Vaccination coordination with UM Baltimore Washington Medical Center

David Gurulé stated that the community had been contacted by the Medical Center to host a free vaccination event for the residents at the community clubhouse and asked the other Board Members if this was something they would like to consider. Jessica Arseneault thought it was a good idea to get more people vaccinated and get the community back to the normal through community events. Patricia Warner thought it would be a fine idea to provide easy access to the residents of the community. Daniel Zadra agreed with what had been said. Jonathan Curtis agreed as long as the community is indemnified and that if something negative were to occur that the community would be protected from recourse. Rosie Rivera whom had lost her voice, texted that the option was amazing. Jonathan Trent-Carlson stated that as having lost family members to COVID he encouraged the Board to vote in favor of this. The decision passed.

	In Favor	Opposed	Abstained	Absent
Jessica Arseneault	X			
Jonathan Curtis			X	
David Gurulé	X			
Rosie Rivera	X			
Jonathan Trent-Carlson	X			
Patricia Warner	X			
Daniel Zadra	X			

Action 2: Dog Park Proposals

Shireen Ambush stated that Abaris is still in the process of gathering bids, but what has come in has been submitted to the Board along with suggestions from residents. Patricia Warner proposed to have a discussion about the Dog Park Proposals in order to better develop a path forward for what is actually needed for the community. Daniel Zadra mentioned that more discussion is needed and that getting information from dog owners about the placement of shades is needed. Jonathan Trent-Carlson agreed. The topic was tabled to gather additional information.

Action 3: Design Review Guidelines Update

Daniel Zadra made a motion to approve the Design Review Guidelines update. Patricia Warner seconded; the motion passed unanimously.

MANAGEMENT REPORT:

Shireen Ambush gave the management report and was asked to specifically discuss the spalling concrete results in section D. Shireen stated that CSG has submitted their report of the lab testing of the core samples that were taken and confirmed that there is recourse against the developer. The report has been sent to legal to ask to guide on what the next steps would be to make a warranty claim against the developer for section D that was not part of the developer settlement. Daniel Zadra asked if homeowners would be able to go after the developer for similar issues in

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their driveways. Shireen Ambush stated that if homeowners are seeing similar conditions within their lots, they are being advised to file individual warranty claims with the developer.

OPEN FORUM

- Michael Brown – When did the board decide to hold a regular meeting alongside the annual meeting? Should homeowners follow same warranty claims process that homeowners have done in the past or a lawsuit?
- Michael Stearns – It would be nice to see an article in the Tanyard Times about how to make warranty claims.
- Chelsea Jones – Is there an update in regard to what will be happening to the old basketball court? Will there be a new amenity?
- Steven Graff – Can we have a lap lane set up in the pool on permanent basis?

NEXT MEETING – July 13, 2021

ADJOURNMENT

David Gurulé adjourned the Regular Session at 7:44 p.m.



SIGNATURE

13 July 2021

DATE