

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON MAY 11, 2021**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on May 11, 2021. The following persons were in attendance:

BOARD OF DIRECTORS

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

Jonathan Curtis, Director
Rosie Rivera, Director (absent)
Jonathan Trent-Carlson, Director
Cheryl Brownell, Assistant Treasurer

OTHERS

Glen Charles, Abaris Realty
Glen Mammen, Abaris Realty
Mark Moorman, Abaris Realty

Steve Landsman, Abaris Realty
Mimi Li, Abaris Realty

HOMEOWNERS PRESENT – Refer to GoToMeeting attendance sheet.

REGULAR SESSION

CALL TO ORDER

Daniel Zadra called the Regular Session to order at 7:01 p.m.

MINUTES

Minutes from the April 2021 meeting were approved.

AGENDA

No changes were made to the agenda, and it was approved as distributed.

BOARD INTRODUCTIONS

Daniel Zadra 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 March 31, 2021. The total cash on hand is \$2,120,258.30, with a net year-to-date loss of \$88,161.00. The total year-to-date revenue is \$444,779.20, while the year-to-date operating expenses have tallied to \$432,422.16. The total disbursements were \$222,092.57. The total outstanding delinquencies totaled \$156,546.74. The total reserve expenditures \$24,522.38. The total number of delinquent accounts is 185 creating a delinquency rate of 13%. 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.

COMMITTEE REPORTS

Design Review Committee (DRC)

Daniel Zadra reported that there were 18 applications reviewed in April with 17 approved. He stated that the Board received the reviewed Design Review Guidelines from legal and they have

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been posted to the community for a 30-day review period. Daniel Zadra also mentioned that the committee is in need of members noting that if the committee does not get volunteers, it could cost the HOA for Abaris to review the applications. Glen Charles mentioned that he would have to follow up with Shireen Ambush as to the cost and email it to the Board.

Community Garden Committee (CGC)

Michael Warner reported that 23 beds had been rented by residents, nine (9) beds dedicated for growing vegetables for the food bank. On May 1, 2021, approximately 150 plants were planted and a watering schedule was established. The flower subcommittee planted gladiolas at the main gate, sunflowers throughout the garden, and rose bushes in the ornamental beds. The committee has submitted for approval adding a new member to the committee bringing the committee to a total of six (6) members. The next meeting is to be determined.

Social Committee

No report.

MATTERS FOR BOARD DECISION

Action 1: Playground Mulch Replenishment

Jonathan Trent-Carlson made a motion to approve SBC's proposal to replenish the playground mulch around the community. Patricia Warner seconded; the motion passed unanimously.

The Board entertained homeowner comments:

- Michael Brown – What will this cost the association?

A brief recess was taken to allow homeowners in at 7:11, the meeting reconvened at 7:12.

Action 2: Temporary Onsite Staff Members

Patricia Warner made a motion to approve Abaris to continue operations at the clubhouse during Mark Moorman's time off. Jessica Arseneault seconded; the motion passed unanimously.

The Board entertained homeowner comments:

- Michael Brown – Is Abaris going to absorb the cost or is this an association cost?
- Eugene Powell – What are the additional costs?

ADMINISTRATIVE MATTERS FOR BOARD DECISION

Action 1: Erosion behind Timbercross / Re-grading in The Pointe

Daniel Zadra stated that given the site wide survey and recently approved geotechnical survey all drainage issues have been postponed until the engineers provide a solution. The Board agreed that they would wait on making a decision until the information from the engineers was provided. Daniel Zadra asked Glen Charles to make a note of any similar issues and compile them for consideration after the engineers have provided more information.

Action 2: Pool Furniture Recycling

Jessica Arseneault made a motion to approve Owl Metal's proposal to have the pool furniture recycled. Patricia Warner seconded; the motion passed unanimously.

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The Board entertained homeowner comments:

- Michael Brown – This seems like it will be a wash, that it is illogical to do this, and we should just get rid of the equipment.

The meeting was paused at 7:30 to allow homeowners in. Daniel Zadra reconvened the meeting at 7:32 pm.

Action 3: Disposal of the Basketball Backboard

Jessica Arseneault made a motion to retain the backboard in storage and get rid of the posts, in the event that the backboard will be needed for the other basketball court. Patricia Warner seconded; the motion passed unanimously.

Action 4: Dog Park Shade Additions

Jonathan Trent-Carlson made a motion to direct Abaris to get proposals for the for the installation of shade additions and other updates to the dog parks. Patricia Warner seconded; the motion passed unanimously.

The Board entertained homeowner comments:

- Michael Brown – Do we have proposals? What are the costs?

Action 5: Community Garden Committee Member Request

Patricia Warner made a motion to approve David Trent-Carlson to the Community Garden Committee effective May 11, 2021, on the basis that he sign and follow the HOA code of ethics for Board and Committee Members. Jessica Arseneault seconded; the motion passed by board majority. Jonathan Trent-Carlson, abstained from the vote as David Trent-Carlson is his spouse.

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

MANAGEMENT REPORT:

Glen Charles went over the management report, and mentioned that the Board had already covered most of the items, and that the drainage issues that remained would be tabled until after the engineers provide more information following the geotechnical survey. Daniel Zadra asked if there was an update on new pool furniture. Mark Moorman stated that he has reached out to a couple of pool contractors for proposals and pricing.

The meeting was paused at 7:52 to allow homeowners in. Daniel Zadra reconvened the meeting at 7:54 pm.

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OPEN FORUM

- Michael Brown –What is the board doing to lessen this delinquency rate? When are we getting the reserve study? What is the cost of mulch? How many people are in the in the election? It should not matter how many people comment in polls.
- Alyssa Shirk – For the dog park, it would be nice to add more trees. Native trees would be nice.

NEXT MEETING – June 8, 2021

ADJOURNMENT

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



SIGNATURE

8 June 2021

DATE