

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

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on April 13, 2021. The following persons were in attendance:

BOARD OF DIRECTORS

Jessica Arseneault, Secretary (absent)	Jonathan Trent-Carlson, Director
Jonathan Curtis, Director (absent)	Patricia Warner, Treasurer
David Gurulé, President	Daniel Zadra, Vice President
Rosie Rivera, Director	Cheryl Brownell, Assistant Treasurer

OTHERS

Shireen Ambush, Abaris Realty	Glen Charles, Abaris Realty
Glen Mammen, Abaris Realty	Steve Landsman, 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 February and March 2021 were approved unanimously.

AGENDA

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

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 February 28, 2021. The total cash on hand is \$2,147,088.54, with a net year-to-date loss of \$37,284.00. The total year-to-date revenue is \$292,579.02, while the year-to-date operating expenses have tallied to \$262,036.02. The total disbursements were \$271,125.51. The total outstanding delinquencies totaled \$156,446.93. The total reserve expenditures \$24,522.38. The total number of delinquent accounts is 120 creating a delinquency rate of 8.4%. The total number of delinquencies paid in full is one (1). Abaris filed four (4) liens in February 2021 and expects to file five (5) liens in March 2021.

COMMITTEE REPORTS

Design Review Committee (DRC)

Daniel Zadra reported that there were 16 applications reviewed in March and 12 were approved. Daniel Zadra also noted that the Board reviewed the updated DRGs and have sent them to legal

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for review. With the recent Board member appointment the community is in need of volunteers for the DRC committee and can submit an application to FrontSteps or to Mark Moorman.

Community Garden Committee (CGC)

Michael Warner reported that 22 beds had been rented by residents and that ten (10) beds were left for growing vegetables for donation to local foodbank. The two (2) raised beds will be planted with herbs for the community to use, meaning all 34 beds will be used. Plot rental raised \$1,100.00 this year. The board had budgeted for 20 beds to be used for vegetable donation, and only half that will be used reducing the overall cost for plants and material. Himmel's Gardens Center delivered enrichment material to the garden which was distributed to all 24 beds. An order for vegetable plants has been placed with Himmel's with delivery around May 1, 2021, and will be delivered the first weekend in May, which Michael mentioned is also International Naked Gardening Day, of which the community would refrain from taking part in. Bushes will be purchased and planted by community members. A flowers subcommittee was established and gladiolas and rose bushes were planted. The next meeting will be the weekend of May 1, 2021.

Social Committee

No report.

MATTERS FOR BOARD DECISION

Action 1: LED Lighting in the Clubhouse

Daniel Zadra made a motion to direct Abaris to repair / update the lighting in both bathrooms within their spending limit. Patricia Warner seconded; motion passed unanimously.

The Board entertained homeowner comments:

- Michael Brown – Is this motion only for the bathrooms as the agenda stated lighting for the clubhouse and bathroom?

Action 2: Garden Spigot Repair

Patricia Warner made a motion to approve Magnolia Plumbing to rectify the problem of the garden hydrant leak. Daniel Zadra seconded, motion passed unanimously.

The Board entertained homeowner comments:

- No comments.

Action 3: 2021 Community Inspections

Daniel Zadra made a motion to approve the 2021 Community Inspections proposal. Jonathan Trent-Carlson second.

The Board entertained homeowner comments:

- Michael Brown – What is the cost and when would inspections be carried out?

David Gurulé asked if any of the Board was opposed to tabling this until the Design Review Guidelines are approved. The topic was tabled.

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

Action 4: Election Software

Daniel Zadra made a motion to approve ElectionBuddy’s Dedicated Assistance with Voter Inquiry Management proposal. Patricia Warner seconded; motion passed unanimously.

The Board entertained homeowner comments:

- Michael Brown – I believe this will make the process easier.

Action 5: Onsite Power Washer

Rosie Rivera made a motion to approve the purchasing of a portable power washer to be used by the onsite management team. Patricia Warner seconded. Patricia Warner made a motion to table the original motion in order to gather additional information. Daniel Zadra seconded; motion passed unanimously.

The Board entertained homeowner comments:

- No comments.

Action 6: Abaris Contract Renewal

Daniel Zadra made a motion to renew Abaris Management contract. Patricia Warner seconded; motion passed unanimously.

The Board entertained homeowner comments:

- Michael Stearns – What was the price was last year and what was the increase?
- Michael Brown – Concerned about costs to community.

ADMINISTRATIVE MATTERS FOR BOARD DECISION

Action 1: Approval of Social Committee Members

Patricia Warner made a motion to approve Dahn Inman to the Social Committee effective April 13, 2021 provided the new member sign and follow the HOA code of ethics for the Board and Committee members. Daniel Zadra seconded; motion passed unanimously.

Action 2: CSG Drainage Review

Jonathan Trent-Carlson opened the discussion on how to best move forward with the CSG drainage review in a cost effective manner for the community. Daniel Zadra made a motion for CSG to conduct a geo-technical survey not to exceed \$45,000. Patricia Warner seconded; motion passed unanimously.

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The Board entertained homeowner comments:

- Michael Stearns – Concerned that if the survey / geo-technical study included minor areas of concern that would not be addressed in a timely manner that these areas would need to be reevaluated again later. He continued that if the survey focused on the heavier areas that may reduce the cost.

Action 3: Board Officer Resolution Renewal

Rosie Rivera opened the discussion to assess the Board Officer Resolution and whether there is benefit in renewing the resolution or seeking alternatives. Jonathan Trent-Carlson made a motion to extend the position until August 11, 2021. Daniel Zadra seconded; motion passed unanimously.

MANAGEMENT REPORT

Shireen Ambush presented the management report.

Item 1: Running Challenge

A homeowner had contacted Abaris and made a request to be able to announce a running challenge to the community and has been attempting to organize it on the Tanyard Springs Facebook page. The homeowner would be purchasing the medals, would not be charging for participation, and wanted to check that there are no issues. Most Board members did not want to support the event due to the ongoing COVID guidelines. The Board decided to acknowledge the event but neither support / not support the event as had been previously advised by legal counsel for a separate event.

Item 2: Pool Furniture

Abaris has sent out multiple RFPs for the procurement of new furniture for the pool and are still trying to get three (3) bids for the Board. The question for the Board is what should be done with the old furniture. The Board discussed and ultimately decided to look into scrapping the aluminum and recouping some of the initial investment.

Item 3: Open Forum Follow-Up Questions

Shireen Ambush stated that there has been some questions about responses to the open forum questions, and said that homeowners can reach out to management at any time and if possible the answer will be given to them unless it's a legal question that requires legal counsel.

Item 4: Fireworks on Lennar Property

A homeowner wrote in complaining of about fireworks being set off from a county road and a response was given back to the homeowner that this street is outside the jurisdiction of the community. Given that fireworks are illegal in Maryland a reminder may need to be put out as we approach July 4th as this homeowner has experienced staining on their deck.

Item 5: Onsite Manager Vacation

Shireen Ambush asked if temporary personnel would need to be hired for the week that Mark is not onsite, or would the Board be comfortable with Abaris' home office handle all homeowner contacts, work orders, etc. David Gurulé asked if an emergency were to take place and someone

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would need to come out and look at something how would that be handled to which Shireen Ambush responded that Abaris would take care of that. Patricia Warner voiced concerns regarding the pool that it would be open during that period and would the staff be able to handle any emergency at that time. She said that staff can go to the office a few times a week to check the drop box as needed.


OPEN FORUM

- Michael Brown – There have been pictures posted on Facebook of SBC staff sitting around. Will a meeting be held in June? Why is the chat disabled? If it remains disabled the instructions regarding the go-to-meeting should be updated accordingly.
- Michael Stearns – Mark Moorman is doing a great job answering questions, just want to make sure all open forum questions get answered. Mark deserves a vacation. I find it concerning that Shireen mentioned her daughter would be heading up the pool administration.

NEXT MEETING – May 11, 2021

ADJOURNMENT

David Gurulé adjourned the Regular Session at 8:54 p.m.



SIGNATURE

11 May 2021

DATE