

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON MARCH 9, 2021**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on March 9, 2021. The following persons were in attendance:

BOARD OF DIRECTORS

David Gurulé, President
Jessica Arseneault, Secretary
Patricia Warner, Treasurer
Rosie Rivera, Director (absent)

Daniel Zadra, Vice President
Christopher Augustine, Director
Jonathan Curtis, Director
Cheryl Brownell, Assistant Treasurer

OTHERS

Shireen Ambush, Abaris Realty
Glen Mammen, Abaris Realty
Mark Moorman, Abaris Realty

Glen Charles, 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.

AGENDA

Christopher Augustine added LED Lighting for outside the clubhouse to the agenda. Jessica Arseneault mentioned that the subject of Insurance Renewal was added since the draft agenda was sent out. This item was added to matters for Board discussion. With no other changes the Agenda stood 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.

MINUTES

Minutes needed to be formatted and there were several issues that need to be corrected. This will be tabled until the April Board meeting.

FINANCIAL REPORT

Patricia Warner gave the financial report based on the financial statement issued by Abaris Realty for the period ending on January 31, 2021. The total cash on hand is \$2,237,956.17, with a net year-to-date surplus of \$17,080.00. The total year-to-date revenue is \$136,694.87, while the year-to-date operating expenses have tallied to \$87,058.47. In the month of November, the total disbursements were \$114,521.89. As of January 31, 2021, the total outstanding delinquencies totaled \$143,210.13. The total number of delinquencies paid in full is eleven. The total number of delinquent accounts reached 120 creating a delinquency rate of 8.4%. Abaris filed nine liens in February 2021 and expects to file seven liens in March 2021.

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Daniel Zadra asked Shireen Ambush if Abaris has seen an uptick with homeowners contacting legal to resolve account delinquencies as the delinquency rate has dropped recently. Shireen Ambush answered that with the pandemic there may be any number of extenuating circumstances, but the active 30 day follow up is helping speed things along. Daniel Zadra stated that it seems to be working as it appears to be on the right track.

COMMITTEE REPORTS

Design Review Committee (DRC)

Daniel Zadra, as the DRC liaison, reported that there were twelve applications reviewed and approved in February. Daniel Zadra also mentioned that the DRC had met with management to discuss the updated Design Review Guidelines. The DRC also met with the Board to discuss changes and will meet again with the Board before sending it legal counsel for review. Additionally, Daniel Zadra stated that the DRC is looking for any volunteers who would like to join the committee and are accepting open applications.

Community Garden Committee (CGC)

Michael Warner reported that the committee met on February 27, 2021 and moved the tomato cages from the wooden shed to the plastic shed, cut up wooden pallets to create stakes to designate rented and food bank plots, picked up tarps covering decorative plants and relocated some shrubs. He continued that 13 beds have been rented by residents. He also stated that the committee decided to use the two raised beds for the planting of herbs for the community to share. He said that the committee will plant 19 beds, if additional beds are rented to residents the committee will cut back on beds for food bank donation. Stencils used to designate the stakes as either resident rented or food bank were created by Tanyard Springs resident Allison Haney. Himmels Garden Center has agreed to provide soil enrichment material at a 50% discount with free delivery for use in the beds designated for the local food bank. Once the committee has decided on what will be planted, plants will be purchased from Himmels. March 15, 2021 will be the opening day and new posts, hose hangers, and signs listing the garden rules will be installed.

A brief recess was called to allow more homeowners into the meeting at 7:10 p.m. and the meeting was called back to order at 7:10 p.m.

Social Committee

Jessica Arseneault, as chairperson of the committee, reported that later in the meeting the postponement of events would be discussed. She stated that the committee met on the first of March and went over the Board's decision regarding the proposed calendar.

MATTERS FOR BOARD DECISION

Action 1: Reserve Study for 2021

Patricia Warner made a motion to approve the Reserve Advisors proposal. Daniel Zadra seconded. A vote was called for and the motion passed.

The Board entertained homeowner comments:

- Michael Brown – What is the cost of the study and what is the price difference between Reserve Advisors and Becht?

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	In Favor	Opposed	Abstained	Absent
Jessica Arseneault	X			
Christopher Augustine		X		
Jonathan Curtis	X			
David Gurulé	X			
Rosie Rivera				X
Patricia Warner	X			
Daniel Zadra	X			

Action 2: Online Pool Registration System

Jessica Arseneault motioned to approve the management of Member Splash and pool registration system through Abaris at the cost of \$30.00 per home on an as-required basis for the 2021 pool season. Jonathan Curtis seconded; motion passed unanimously.

The Board entertained homeowner comments:

- Michael Brown – I didn't hear a cost. Is this a system that works with Abaris or syncs with their system?
- Cheryl Brownell – Is the motion to pay \$30.00 per home which comes to \$42,000.00? I don't think this should be entertained unless we believe we will get twice as much back in dues. I would rather open the pool to the public with no IDs required.
- Michael Stearns – I echo what Cheryl is saying and I think that the cost seems excessive.
- Christopher Loyko – I agree with Mike and I think \$40,000.00 is excessive.
- Jonathan Trent-Carlson – This cost seems outrageous.

Action 3: LED Lighting at the Clubhouse

Christopher Augustine motioned to approve Wired Up Electric's proposal not to exceed \$20,369.00 to upgrade lighting in the clubhouse to LEDs and to replace any ballasts that have failed. Jessica Arseneault seconded.

The Board entertained homeowner comments:

- Michael Brown – Are any of the proposals from community members?

Christopher Augustine made a motion to amended the motion to limit the scope to just the bathrooms for Wired Up Electrics bid for \$2,166.00 for just lamps and up to \$6,000.00 if every ballast had to be replaced. Patricia Warner seconded. The amended motion failed.

	In Favor	Opposed	Abstained	Absent
Jessica Arseneault		X		
Christopher Augustine	X			
Jonathan Curtis	X			
David Gurulé		X		
Rosie Rivera				X
Patricia Warner	X			
Daniel Zadra		X		

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The original motion failed.

	In Favor	Opposed	Abstained	Absent
Jessica Arseneault		X		
Christopher Augustine	X			
Jonathan Curtis		X		
David Gurulé		X		
Rosie Rivera				X
Patricia Warner			X	
Daniel Zadra		X		

Action 4: LED Lighting Bids for Exterior Clubhouse

Christopher Augustine made a motion to approve Wired Up Electric’s proposal for a total cost \$1,044.00 to remove all ballasts and metal halide lamps to replace with LED lamps. Jessica Arseneault seconded; motion passed unanimously.

The Board entertained homeowner comments:

- No comments

Action 5: Clubhouse Interior Designer

Jessica Arseneault made a motion to approve JD Designs interior decorating. Daniel Zadra seconded. Daniel Zadra amended the motion to table the discussion until either Rosie Rivera can set up the committee or until the DRGs are completed so that the Board can take on the project themselves. Patricia Warner seconded; motion passed unanimously.

The Board entertained homeowner comments:

- Michael Stearns – Does the interiors need to be redone outside of the tvs? I have not rented the clubhouse.
- Cheryl Brownell – Shireen says that we have not yet defined a scope for the companies 2 out of 3 companies have not submitted a price.

Action 6: SBC Community Landscaping Proposal

Daniel Zadra motioned to approve a proposal by SBC to fix several issues they alerted management to including fence damage at The Pointe, the replacement of several trees, and the grading around the dog fountain fix. Jessica Arseneault seconded.

The Board entertained homeowner comments:

- No comments

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A vote was called for and the motion failed.

	In Favor	Opposed	Abstained	Absent
Jessica Arseneault		X		
Christopher Augustine		X		
Jonathan Curtis		X		
David Gurulé		X		
Rosie Rivera				X
Patricia Warner		X		
Daniel Zadra		X		

Jessica Arseneault made a motion to approve SBC’s proposal except for the drainage issues. Patricia Warner seconded; motion passed unanimously.

Action 7: Insurance Renewal

Daniel Zadra motioned to approve the insurance renewal. Patricia Warner seconded; motion passed unanimously.

The Board entertained homeowner comments:

- No comments

ADMINISTRATIVE MATTERS FOR BOARD DECISION

Action 1: Pool Furniture Usage for 2021

Christopher Augustine stated that the purpose of the discussion was to talk about whether or not it would be appropriate or not to put out the current pool furniture as the pandemic continues or to encourage homeowners to bring their own seating.

Jessica Arseneault made a motion not to put out the pool furniture for the year. Patricia Warner seconded; motion passed unanimously.

Action 2: Social Committee Events continued Pandemic Postponement

Jessica Arseneault stated that the purpose of the discussion is to assess whether or not Social Committee activities require a continued postponement as pandemic restrictions have continued to fluctuate.

Jessica made a motion that we should re-evaluate at the next Board meeting. Patricia Warner seconded. David Gurulé asked if any events were upcoming in the next month and how would that be addressed by this motion.

Daniel Zadra amended the motion to ultimately postpone all events and reassess every board meeting on whether we can move forward with events. Patricia Warner seconded; motion was passed unanimously.

Action 3: Social Committee Member Request

Patricia Warner made a motion to approve Adrienne West to the Social Committee, effective

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March 9, 2021, on the basis that it is understood that they sign and follow the HOA's Code of Ethics for Board and Committee Members. Jessica Arseneault seconded; motion passed unanimously.

MANAGEMENT REPORT:

Shireen Ambush inquired about the proposal from the current janitorial contract to comply with COVID-19 cleaning requirements once the pools open.

Jessica made a motion to use the current cleaning company to take on the cleaning requirements for COVID-19 in order to open the pool. Christopher Augustine seconded; motion passed unanimously.

OPEN FORUM

- Michael Stearns – I would like to suggest limiting the cost to \$15,000.00 for pool administration, so to make it more palatable for homeowners. It seems that as Abaris sees issues there are more suggested fees. We rely on the board's judgement.
- David Kurtik – I understand the need for property inspections but if it was at the direction of the board to focus on such specific information like shutters and doors, would it be possible to direct some attention to the many issues around the community like people not picking up after their dogs? How about if Abaris would handle this or the illegal parking?
- Michael Brown – I would like to echo what Mike Stearns said. A software package should be developed to handle this outside of Abaris.

NEXT MEETING – April 13, 2021

ADJOURNMENT

David Gurulé adjourned the Regular Session at 8:56 p.m.



SIGNATURE

13 April 2021

DATE