

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

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

**BOARD OF DIRECTORS**

David Gurulé, President  
Daniel Zadra, Vice President  
Patricia Warner, Treasurer  
Christopher Augustine, Director

Jessica Arseneault, Secretary  
Rosie Rivera, Director  
Jonathan Curtis, Director  
Cheryl Brownell, Assistant Treasurer

**OTHERS**

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

Glen Charles, Abaris Realty  
Kaitlyn Ambush, Abaris Realty  
Henry Leung, Abaris Realty  
Ray Via, Tanyard Springs General Council

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

**REGULAR SESSION**

**CALL TO ORDER**

David Gurulé called the Regular Session to order at 7:02 p.m.

**AGENDA**

David Gurulé added Community Garden Committee to the committee reports section. 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**

Motion to accept the January 2021 minutes. Daniel Zadra mentioned that there was a grammatical error in his name, Jessica Arseneault mentioned that there were some formatting errors. The minutes were approved pending corrections as stated.

**FINANCIAL REPORT**

Patricia Warner gave the financial report based on the financial statement issued by Abaris Realty for the period ending on December 31, 2020. The total cash on hand is \$2,188,903.41, with a net year-to-date surplus of \$394,651.81. The total year-to-date revenue is \$1,676,863.50, while the year-to-date operating expenses have tallied to \$932,665.80. In the month of November, the total disbursements were \$89,072.20. As of January 31, 2021, the total outstanding delinquencies totaled \$143,149.31. The total number of delinquent accounts reached 148 creating a delinquency rate of 10.4%. Abaris filed four liens on January 2021, and expects to file ten liens in February.

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A brief recess was called to allow more homeowners into the meeting at 7:06 p.m. and the meeting was called back to order at 7:07 p.m.

**COMMITTEE REPORTS**

**Design Review Committee (DRC)**

Daniel Zadra, as the DRC liaison, reported that there were seven applications reviewed in January and six were approved. He also mentioned that the DRC is eager to hear back regarding the proposed Design Review Guidelines.

**Social Committee**

Jessica Arseneault, as chairperson of the committee, reported that the committee was unable to meet and discuss the events for the year. The committee needs to meet and will take Board input regarding events for the coming year.

**Community Garden Committee (CGC)**

Michael Warner reported that a shared document was set up to track the rental of garden plots. The have approved the wording for signs that will be placed in the garden listing rules on how to conduct oneself within the garden. The committee also contacted the Methodist food bank to confirm that they would continue to donate this year, which the food bank was enthusiastic about. Michael Warner also contacted the garden center for advice on best choices of what to plant and the possibility of getting discounts from there. The CGC has also started to post on the various social media advertising and encouraging participation in community activities as they will have the garden tilled by early March and are planning a community clean up to take place close to Earth Day in April.

A brief recess was called to allow more homeowners into the meeting at 7:11 p.m. and the meeting was called back to order at 7:13 p.m.

**MATTERS FOR BOARD DECISION**

**Action 1: Becht Capital Reserve Update Invoice**

Patricia Warner made a motion to approve the payment of the remaining invoice from the 2019 Becht Capital Reserve Study. Jessica Arseneault seconded.

The Board entertained homeowner comments:

- Cheryl B. – Has management confirmed that this invoice is valid or if it was paid previously?

Patricia Warner amended the motion to approve payment of the invoice upon verification. Daniel Zadra seconded; motion passed unanimously.

A brief recess was called to allow more homeowners into the meeting at 7:23p.m. and the meeting was called back to order at 7:24 p.m.

**Action 2: Reserve Study**

David Gurulé asked Shireen Ambush to provide any updated information regarding the reserve

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study. Shireen Ambush stated that she was asked to get revised proposals from Reserve Advisors and Property Diagnostics. The revised proposal and sample report from Reserve Advisors was sent to the Board and included in the management report, but Abaris only just received the revised proposal from Property Diagnostics which was sent to the Board and Cheryl Brownell today. Shireen Ambush, continued that given the proposal was just received and most likely not fully reviewed, that this topic should be tabled for a later date. The topic was tabled.

**Action 3: Online Pool Registration System**

Jessica Arseneault made a motion to approve the Member Splash proposal. Patricia Warner seconded; motion passed unanimously.

The Board entertained homeowner comments:

- Gina K. – If the pool doesn't open do we have to pay Abaris to run the program?
- Michael B. – What were the other two companies that offered proposals?
- Sarah E. – Is the \$50k a one-time bill or something for every year?

Jessica Arseneault made a motion to table the discussion on Abaris' pool registration system until the March meeting. Patricia Warner seconded; motion passed unanimously.

**Action 4: LED Lighting Bids**

David Gurulé asked Shireen Ambush if she had any background on this. She stated that RFPs were sent out but bids have not come in yet and she would like the Board to table the discussion until the next meeting or when at least three bids are in. The topic was tabled.

**Action 5: Shower Curtain Purchase**

Rosie Rivera made a motion to approve Abaris replacing these implements with durable replacement that complement the space at their discretion. Patricia Warner seconded; motion passes unanimously.

The Board entertained homeowner comments:

- No comments

A brief recess was called to allow more homeowners into the meeting at 7:48 p.m. and the meeting was called back to order at 7:50 p.m.

**Action 6: SBC Drainage and Tree Removal Proposal**

Jessica made a motion to approve SBC's proposal to correct the drainage and replace the trees as necessary. Daniel Zadra seconded. Jessica Arseneault amended the motion to table this issue until the March meeting in order to get more bids. Christopher Augustine seconded; motion passes unanimously.

**Action 7: 2021 Inspections Proposal**

Daniel Zadra made a motion to approve Abaris Realty's 2021 Inspection Proposal. Jessica Arseneault seconded. David Gurulé asked if there were any objections to tabling this topic. No

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objects; the topic was tabled.

The Board entertained homeowner comments:

- Jonathan T.C. – I would like to know more about how the inspections are conducted and would like to ask that the violation notices cite the specific bylaws and rules as it can be difficult to understand where certain violations come from.
- Sarah E. – Where in the guidelines were the violations being cited from again?
- Gerald R. – When I bought my home in 2017 the shutters were the same color as they are now. How is this being decided upon? I looked through the bylaws and it seems as though faded can be very subjective. Will the board suspend the fines?
- Chris L. – I am all for the inspections but there needs to be more consistency and it should be better outlined to the community. What colors are acceptable for various sections of houses?
- Mike B. – Echoing things from others. A set of standards would be nice.
- Michael S. – I think March is kind of each to start this. My house looks like trash right now.
- Gene P. – I got things for my neighbors. How can we prevent that next time?
- David G. – I would like to know which rules are being violated in my note.

A brief recess was called to allow more homeowners into the meeting at 8:26 p.m. and the meeting was called back to order at 8:26 p.m.

**Action 8: Concrete Spalling Lab Testing**

Daniel Zadra made a motion to approve CSG’s proposal to have concrete samples taken for lab testing. Patricia Warner seconded; motion passed unanimously.

The Board entertained homeowner comments:

- Cheryl B. – If we think we are going to get the developed to replace the failing concrete then I am for this. If not, we should save the money.

**Action 9: Handyman Services Bids**

No motion was made; the current contract will stay in place.

**Action 10: BGE Light Pole Replacement**

Christopher Augustine made a motion to approve the changing out of all fluted poles to the smooth poles. Patricia Warner seconded.

The Board entertained homeowner comments:

- Gerald R – What is the cost difference? Is this a phased approach? What sort of safety concerns are we facing? We have a lot of children here so we need to know this sort of information before we make these changes.
- Sarah E. – Are you talking about pole replacement or the light at the top? There are a lot of single women in my area and only one light so it’s not a well-lit area.

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Daniel Zadra motioned to table discussion pending a community survey. Jessica Arseneault seconded; motion passed.

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

**Action 11: Door Hanger**

Christopher Augustine made a motion to approve the purchase of printed door hangers. Patricia Warner seconded.

The Board entertained homeowner comments:

- Gerald R. – Are these door hangers for those homeowners who don’t have access to front steps? Why don’t we target the individual homeowners?
- Chris L. – It’s a waste of money to put hangers out there. The app doesn’t work very well anyways.
- Sally R. – I think this is a great idea to have hangers at every household and the change in management will help homeowners get access. I don’t want to miss communications and I think this will help so many others in the community. FrontSteps mobile and desktop are very different and people need to know it.
- Alyssa S. – Not every homeowner lives at their home so the door hanger will not get to every owner. I throw these things away.
- Cheryl B. – I think there are more cost effective ways to do this
- Mike S. – Cool idea but renters being in the homes seem like this will be a waste.
- Jonathan T.C. – My only concern is that if someone is out of town and that stays there for several days, then that opens the door for someone to try and break in. I don’t support the cost.

Daniel Zadra moved to amend the motion to include distribution of the door hangers by the Board. Patricia Warner seconded; motion passed unanimously.

**ADMINISTRATIVE MATTERS FOR BOARD DECISION**

**Action 1: Interior Decorating for Community Center**

Shireen Ambush stated that RFPs have been sent out, but no actual proposals have been received. Some decorators have been in contact and asking questions, but she asked that this item till the next meeting by which time we should hopefully have multiple bids.

**Action 2: Repairing versus Replacing Pool Furniture**

Shireen Ambush presented that previously we had tried to get proposals for re-strapping the

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existing furniture, then the Board inquired about selling or donating the old furniture and investing in composite furniture that is more durable and easier to maintain. Shireen Ambush will talk to American Pools to see if the current furniture can be sold.

**Action 3: SBC Snow Contract**

David Gurulé read aloud the FrontSteps bulletin posted to the community regarding the change in contract. Ray Via, the HOA's legal counsel, reiterated the details around the change in snow management contract.

**Action 4: Design Review Guidelines**

Daniel Zadra presented the discussion to the Board, stating the purpose of this discussion is to give an update on where we are and how to move this topic forward. Shireen Ambush stated the need for a redline version as it would help those reviewing understand the thought process in why these changes were being made. This would help the legal and Abaris teams in the review process.

**Action 4: Abaris Oversight Alteration**

Jessica Arseneault made a motion to approve the removal of all board members from oversight of Mark Moorman's email. Patricia Warner seconded; motion passed unanimously.

**MANAGEMENT REPORT**

No additional comment.

**OPEN FORUM**

- Sally R. – Where was the Social Committee meeting posted? Why aren't we using the Facebook? Does the board only communicate via email or do they communicate via FrontSteps?
- Matt S. – Can you provide more information regarding the two inches of snow with O'Leary? Did they provide information on why they terminated the contract?
- Dianna I. – With the amount of first responders and emergency personnel, what is the plan for the weather event upcoming?
- Jonathan T.C. – All for whatever it take to get DRGs done.
- Tora B. – There seems to be a lot of dog crap in neighborhood. Is the drainage being reviewed throughout the entire community? Can you provide additional info on the basketball resolutions?
- Gene P. – Did Abaris make a recommendation for the board during the last snow event? I would like to request the voting records from the board over this.
- Brannon H. – I'd like to know more about the basketball resolution.
- Alyssa S. – Homeowners want to remove board members. How would Abaris like to handle this? Can we just do this how we voted board members in?
- Laquita H. – I have concerns about holding dog owners accountable for the feces on the sidewalks. I would like to know more about the basketball courts as well.
- Kelly B. – Unhappy about the snow removal. That's all.

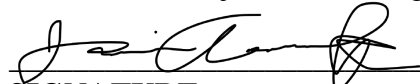
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- Cheryl B. – A comment on the pool furniture, I like the composite. A bit worried about the storage space though. Do we have the space to store it?
- David G. – Am I still on the docket for exec session?
- Chris L. – I sent an email about the DRG redline.
- Gerald R. – Inspection proposal for 2021? Was this tabled for a future meeting? Were fines delayed?
- Chelsea J. – I would like more clarity on what happened for the basketball courts.
- Jessica W. – There is a sink hole on the townhouse side of Stallings. I contacted Mark and nothing has happened on that as of yet. Status would be nice.
- Mike B. – With the drainage stuff, can the area in front of the dog park at Sithean and Skipwith be addressed?
- Thomas T. – Will our contract be the same for snow? When will O’Leary grab all their equipment? What is the snow threshold? I saw four inches and two inches in contract? Not sure.
- Ralph P. – I would like to know more about how to bring the basketball hoop back. What can we do to keep kids entertained?

**NEXT MEETING** – March 9, 2021

**ADJOURNMENT**

David Gurulé adjourned the Regular Session at 10:02 p.m.

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

13 April 2021  
\_\_\_\_\_  
**DATE**