

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON DECEMBER 8, 2020**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on December 8, 2020. The following persons were in attendance:

BOARD OF DIRECTORS

David Gurulé, President
Jessica Arseneault, Vice President
Patricia Warner, Secretary

Daniel Zadra, Treasurer
Christopher Augustine, General Director
Cheryl Brownell, Assistant Treasurer

OTHERS

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

Glen Charles, Abaris Realty
Henry Leung, Abaris Realty

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

Jessica Arseneault amended the agenda to remove the Community Garden Committee report and the agenda was approved as amended.

BOARD INTRODUCTIONS

Directors introduced themselves to the audience.

MINUTES

Motion to accept the November 2020 minutes approved pending formatting errors, correcting the date in the header.

FINANCIAL REPORT

Daniel Zadra gave the financial report based on the financial statement issued by Abaris Realty for the period ending on October 31, 2020. The total cash on hand is \$2.159 million, with a net year-to-date surplus of \$305,491.00. The total year-to-date revenue is \$1.392 million, while the year-to-date operating expenses have tallied to \$797,624.00. In the month of October, the total disbursements were \$149,790.00. As of November 30, 2020, the total outstanding delinquencies totaled \$142,923.00. The total number of delinquent accounts reached 171 creating a delinquency rate of 12%. As of December 5, 2020, twenty additional liens are expected to be filed.

COMMITTEE REPORTS

Design Review Committee (DRC)

Daniel Zadra, as the Design Review Committee liaison gave report that 16 applications were reviewed in November.

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Social Committee

Jessica Arseneault gave report that the committee discussed an after-action report following the Halloween House Decorating Contest. They also discussed the Holiday House Decorating Contest and the prize. The committee developed a tentative budget and proposal for the event calendar for the upcoming year 2021.

MATTERS OF BOARD DECISION

Action 1: 2021 Pool Management Contract

Patricia Warner made the motion to approve American Pool’s 2021 pool management proposal. Jessica Arseneault seconded; motion passed unanimously.

The Board entertained homeowner comments:

- Mike B. – How much the American Pool contract and how much is the savings over High Sierra?

Action 2: O’Leary Snow Signage – Emergency snow removal locations

Jessica Arseneault made a motion to approve O’Leary’s sign installation proposal for designating emergency snow removal locations. Patricia Warner seconded; the motion failed.

The Board entertained homeowner comments:

- Jonathan C. – Would snow be allowed to be pushed into fire lanes? What if it blocked fire trucks and the community got fined?
- Jonathan T.C. – Parking is already an issue in this community and taking away parking will only exasperate the issues.
- Mike B. – I think this is a poor decision. I lived here during snowmageddon. It was fine. What is O’Leary’s definition of passable?
- Alyssa S. – Do we have to pay to move the snow twice, both into the emergency spaces and out?
- Sally R. – Does the same company plow and haul the snow out of the community?

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

Action 3: Amenity Virtual Tour / Photos

Christopher Augustine made a motion to approve House Lenses proposal to take photos and create a virtual tour of the Fitness Center. Daniel Zadra seconded. Daniel Zadra made an amendment to the motion to take pictures of the gym and to take stock photos of the pool during spring as well, which was seconded by Chris Augustine. The amended motion was passed unanimously. Patricia made a motion to take down the TVs from the fitness center, seconded by Daniel Zadra. Daniel Zadra amended the motion to take down the TVs and return the cable boxes to Verizon, seconded by Patricia Warner. David made a motion to remove 2 smaller TVs,

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maintain one cable connection for a single larger TV and return any unused equipment to Verizon. A vote was called.

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

The Board entertained homeowner comments:

- Tina K. – Wasn’t there a realtor in the community that could do this for us for free?
- Mike B. – Has the Board reached out to any professional photographers within the community?
- Mike S. – Can we take down the small televisions in the fitness center? One television might be nice to have moving in the background. Are the screens on the cardio equipment equipped with over the air? One big television might make everyone happy.
- Rico R. – If you remove the televisions how will people using the weight machines be able to amuse themselves in between sets?
- Alyssa S. – Was the Board averse to asking the communities for photographers who could be willing to do this for free?

Action 4: Holiday House Decoration Budget

Jessica Arseneault made a motion to approve the expenditure of up to \$1,050.00 to create up to 27 prizes for the Holiday House Decorating Contest. Daniel Zadra seconded; motion passed by Board majority.

The Board entertained homeowner comments:

- No comments

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

ADMINISTRATIVE MATTERS FOR BOARD DECISION

Action 1: Community Lighting

Christopher Augustine presented the community lighting discussion to the Board, on whether or not the Board should standardize the existing lighting fixtures throughout the community. Christopher Augustine made a motion to change all the poles to smooth bore poles. Patricia Warner seconded. Daniel Zadra amended the motion to survey the community prior to finalizing the motion, which was seconded by Christopher Augustine. The amendment to the motion passed unanimously.

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Board comments and discussion:

- Jessica Arseneault commented that she does think it should all be the same, she mentioned that the majority of light poles are the decorative style and match the surrounding the communities as well.
- Patricia Warner stated that it would depend on how many are out of compliance, but her philosophy is if it's not broke no need to fix it. Patricia continued that she has not explicitly noticed the variation and does not think it is necessary unless they need fixing, or there are only a small number that would need to be changed.
- Daniel Zadra asked what the cost would be to change the light poles.
- Christopher Augustine stated that he had the numbers being: 172 of type 1, 16 of type 2, 27 of type 3, 56 of type 3 and 101 of type 4, of which some are fiberglass fluted and some are smooth. If we went all smooth it would drop the bill 26% or about \$25,000.00 per year, while if the community went to the fluted poles the bill would increase about \$5,000.00 a year.
- Patricia asked for clarity that if we went all smooth poles that would decrease the cost, but if going for the fluted design that would increase the cost to the association, to which Christopher confirmed.
- David asked if all of the poles can be changed now or would they need to be done over a period of time.
- Mark Moorman said that all are upgradable currently.
- Daniel Zadra asked if we change the pole would that change the light fixture and skirt as well.
- Shireen Ambush mentioned that the skirt would be removed as well.
- Daniel Zadra stated that he feels the skirts add curb appeal to the community.
- Patricia Warner wanted to clarify what the varying styles mentioned were.
- Mark Moorman provided that the variety is based on height as well as decorative adornments or lack thereof.
- Shireen Ambush shared her screen to illustrate the types of poles.

Action 2: O'Leary Snow Threshold

Daniel Zadra presented the discussion on whether or not to accept O'Leary's 2-inch threshold. O'Leary's threshold accepted unanimously.

Board comments and discussion:

- Jessica Arseneault stated that they tried to get it to the county level, but that O'Leary was very adamant about this item and it might not be worth pushing back.
- Patricia Warner agreed with Jessica Arseneault's statement.
- Daniel Zadra would like to monitor how snow removal would be carried out this year to consider rebidding the contract out next year.
- Christopher Augustine stated that there is no reasonable alternative at this time given that we are already into the winter season.

MANAGEMENT REPORT:

Shireen Ambush presented the management report. Shireen opened with the correspondence

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regarding the bike rack placement on Mockingbird Circle. Glen Mammen gave an update of the inspection's status. Glen Mammen stated that they sent out 536 certified letters, and have received 32 pictures of compliance. Glen Mammen clarified about letters that had been sent out erroneously such as those that had extensions granted previously, or homeowners had stated that the corrections were made prior to the letter. Glen Mammen continued to enumerate the types of violations that were seen per section:

- Section A had 60 shutter citations, 25 power washing of stoops, 30 repainting front doors, 5 repainting of storm doors, and 22 power washing of the siding.
- Section B there were 96 shutter citations, 56 power washing of stoops, 32 siding citations, 29 front door citations, and 34 regarding clearing the moisture buildup in windows.
- Section C "the birds" there were 41 shutter citations, 32 power washing of stoops, 15 front doors, and 51 moisture buildup in windows citations.
- Section D had 16 shutter citations, 5 power washing of stoops, 8 siding citations, and other miscellaneous citations.
- The Pointe had 28 shutter citations, 6 front door citations, and a few other miscellaneous citations.

Shireen mentioned that the compliance rate was about 50% from all the sections which was very remarkable. Cheryl Brownell asked what would happen to the erroneously sent letters, to which Shireen Ambush answered that Abaris would pay for that cost.

OPEN FORUM

- Jacqueline F. – I have a question about the external repairs. During a time when there is so much going on, I don't know why you would have these repairs.
- Tina K. – I found the warranty company for our shutters. Shutters are guaranteed if under 5 years.
- Mike B. – What is the average response time for DRC apps? Were inspections done using the new guidelines? What is American Pool's plans for COVID next year in the event of not having a vaccine? I thought Cheryl Brownell was the assistant treasurer, it sounded like she was not getting everything so she could provide an opinion on them. Why is this happening? Thank you to Abaris for posting the financials that have been missing from the website for some time. Will these continue to be posted after each board meeting? It has been asked several times before tonight about why three meetings in one night. Why couldn't we do this in two nights? Board meetings in the past have gone till midnight before I was even on the board.
- Jonathan T.C. – When will the board be reviewing the proposed DRGs?
- Sara W. – There is a 3rd grey tone shutter color that seems to have been overlooked in the Pointe. Our front door and shutters match. What are our options?
- Aaron T. – I noticed a high number of "remove moisture in window" citations. It is a defect in the window which is wide spread in the community. Many homes in the neighborhood have this problem. How can this be addressed when MI Window will not honor the warranty?
- Sally R. – Is the new DRC guideline approved? Were the fines based off an outdated guideline?

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NEXT MEETING – January 12, 2021

ADJOURNMENT

David Gurulé adjourned the Regular Session at 9:06 p.m.



SIGNATURE

12 January 2021

DATE