

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON NOVEMBER 10, 2020**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on November 10, 2020. The following persons were in attendance:

BOARD OF DIRECTORS

Jessica Arseneault, President
Daniel Zadra, Treasurer
Patricia Warner, Secretary

Lance Konig, Vice President
David Gurulé, Director
Cheryl Brownell, Assistant Treasurer

OTHERS

Shireen Ambush, Abaris Realty
Glen Mammen, Abaris Realty

Mark Moorman, Abaris Realty
Steve Landsman, Abaris Realty President

HOMEOWNERS PRESENT – Refer to GoToMeeting attendance sheet.

REGULAR SESSION

CALL TO ORDER

Jessica Arseneault called the Regular Session to order at 7:00 p.m.

AGENDA

Jessica Arseneault amended the agenda to include the Social Committee Report, and the agenda was approved as amended.

BOARD INTRODUCTIONS

Directors introduced themselves to the audience.

MINUTES

Motion to accept the Regular and Executive Session minutes of September and October were approved pending formatting alterations.

FINANCIAL REPORT

Daniel Zadra gave the financial report based on the financial statement issued by Abaris Realty for the period ending on September 30, 2020. The total cash on hand is \$2,079,803.09, with a net year-to-date surplus of \$214,703.32. The total year-to-date revenue is \$1,248,803.29, while the year-to-date operating expenses have tallied to \$765,244.88. In the month of September, the total disbursements were \$137,728.21. As of November 4, 2020, the total outstanding delinquencies totaled \$123,142.87. The total number of delinquent accounts reached 148 creating a delinquency rate of 10.4%. As of November 1, 2020, 20 additional liens had been filed and 48 accounts are in the collections process.

David Gurulé, clarified for homeowners that the association was operating under budget by approximately \$215,000.00, which was confirmed by Daniel Zadra as reflected by the year-to-date surplus.

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COMMITTEE REPORTS

Design Review Committee (DRC)

Daniel Zadra, as the Design Review Committee liaison gave report that there was no meeting held last month due to scheduling conflicts, however 13 applications were reviewed and approved.

Community Garden Committee (CGC)

David Gurulé shared that the Garden Committee has wrapped up for the summer. The committee has gone through and presented their needs regarding any expected repairs and maintenance items for the garden. They have posted the numbers on the Tanyard Times as well as the official and unofficial community Facebook pages.

Social Committee

Jessica Arseneault as chairperson of the committee gave report as other members were not present. The committee and Board worked together to create a list of decorated homes for the Halloween House Decoration Contest then voted on the overall best decorated home, three (3) first place prizes, three (3) second place prizes, three (3) third place prizes, and fifteen (15) honorable mentions. Those who placed were awarded varying Amazon gift cards for a total prize value of \$550.00.

MATTERS OF BOARD DECISION

Action 1: Pool Management Proposal

Lance Konig made the motion to approve Aquasafe's pool management proposal, which was seconded by Patricia Warner. David Gurulé proposed to table the decision until December so that the Board could share the proposed contracts with Cheryl Brownell for her input, and ensure that due diligence was done prior to a decision being made. Daniel Zadra seconded David's proposal to table this decision. The decision was tabled until the December meeting.

Action 2: CSG Site-Wide Survey Proposal

Daniel Zadra made the motion to approve CSG's proposal for a site-wide survey of the Tanyard Springs community in order to investigate the drainage, water retention, sinkholes, and erosion issues throughout the community. David Gurulé seconded. The motion passed unanimously.

Action 3: Registered Inspection Final Notice

Daniel Zadra made a motion to approve sending out second inspection notices via Registered Mail with a final extension until November 30, 2020. Patricia Warner seconded.

The Board entertained homeowner comments:

- David T. – How many inspections were failed this last time?
- Mike S. – How much would Registered Mail cost? Is registered mail necessary?

David Gurulé amended the motion for the hearing date to be determined at a later time. Patricia Warner seconded. Amendment passed unanimously.

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Action 4: O’Leary Path Pricing

David Gurulé made a motion to approve the inclusion of clearing the interconnecting sidewalks and pathways during snow removal services. Daniel Zadra seconded. The motion passed by Board majority.

	In Favor	Opposed	Abstained	Absent
Jessica Arseneault	X			
David Gurulé	X			
Lance Konig	X			
Patricia Warner		X		
Daniel Zadra	X			

ADMINISTRATIVE MATTERS FOR BOARD DECISION

Action 1: Cell Badge Discussion

David Gurulé presented the discussion of whether to continue to use Cell Badge to manage homeowner access for the 2021 pool season. Jessica Arseneault asked if Abaris has experience with Cell Badge, to which Shireen Ambush responded that members of the team had a go-to meeting with Cell Badge and High Sierra Pools to discuss how the system works. The one thing that is lacking is that there is no monitoring or use of the system to catch delinquent accounts and suspend use of the pool for those homeowners, and charge a reactivation fee when homeowner pay there fees. The Board would like more time to review this process. The Board tabled this discussion unanimously.

Action 2: Pool Chair Restrapping Discussion

Patricia Warner opened the discussion on whether to further investigate the possibilities of repairing the pool furniture. Daniel Zadra asked if Abaris has experience with re-strapping pool chairs. David Gurulé asked what the cost of restrapping versus replacement was, to which Shireen stated re-strapping is about 30% cheaper. The Board agreed to get more quotes for restrapping of all the furniture.

Action 3: Street Light Alteration

Patricia Warner opened the discussion to determine whether there should be further inquiry into changing the streetlights within the community. Daniel Zadra thought it was a good idea until he realized that we would have to change the light poles out in order to save money. David Gurulé stated that he did not prefer the cheapest poles, which would save money, as they did not meet the aesthetic standard of the community. Warner favors the cheaper poles as she believes that money saved could be used elsewhere in the community. Daniel Zadra agreed with David and would like to see what the cost would be to replace the plainer poles with the more decorative pieces so as to not hurt the curb appeal. Lance Konig only cared that the poles should be uniform throughout the community. Jessica Arseneault mentioned that the surrounding communities also have the more decorative poles and also believes that uniformity is important. No action was taken.

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MANAGEMENT REPORT

Item 1: Inspection Update

Shireen Ambush was given the opportunity to present to the Board the management report for the month. She opened by giving Glen Mammen the opportunity to share the current status of the inspection process. Glen Mammen stated that the Inspections Department had broken down the community into five (5) separate sections as follows:

- Section A included the townhomes behind the clubhouse as well as the single-family homes off Stonebriar Drive. Section A had 336 homes originally cited, while 123 remained in violation after the second inspection.
- Section B, the townhomes in front of the clubhouse as well as the homes off Heritage Crossing. Section B had 420 homes cited which dropped down to 202 homes remaining with violations after the second inspection.
- Section C known as “The Birds” includes Pultney Lane. Section C had 270 cited the first round down to 119 on the second round.
- Section D is also known as “The Lofts.” Section D had 134 homes cited initially down to 45, which made it the most compliant section of the community.
- The final section simply known as “The Pointe.” The Pointe had 81 homes originally cited which went down to 47 on the second inspection.

Overall, there was pretty good compliance which was noticeable on the reinspections. The inspectors will wait till the hearing date is set, to schedule the third and final inspection. Shireen Ambush went on to mention that the management report had been further broken down into more sections in order to make it easier for the Board to navigate.

OPEN FORUM

- Michael B.:
 - Will the Annual Meeting and the December Meeting occur on the same day?
- Jonathan T.C.:
 - Has there been any progress on the DRC proposed DRG alterations?
- David T.:
 - Can I email Abaris to see if I am now compliant regarding the second inspection?
 - Will another notice be sent out to homeowners regarding the final inspection?
- Chris A.:
 - When will the gym open?

NEXT MEETING – December 8, 2020

ADJOURNMENT

Jessica Arseneault adjourned the Regular Session at 8:28 p.m.



SIGNATURE

8 December 2020

DATE