

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

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

BOARD OF DIRECTORS

David Gurulé, President	Lance Konig, Vice President
Daniel Zadra, Treasurer (absent)	Jessica Arseneault, Secretary
Patricia Warner, Assistant Secretary	Cheryl Brownell, Assistant Treasurer

OTHERS

Shireen Ambush, Abaris Realty	Mark Moorman, Abaris Realty
Arman Patala, Abaris Realty	Henry Leung, Abaris Realty
Glen Mammen, 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

No changes were made to the Agenda and it was approved.

BOARD INTRODUCTIONS

Directors introduced themselves to the audience, Daniel Zadra was absent.

MINUTES

Motion to accept the Regular and Executive Session minutes of August 11, 2020, which carried unanimously.

FINANCIAL REPORT

Arman Patala of Abaris presented the financial report, net surplus of \$147,930.00 as of July 31, 2020. No action taken.

COMMITTEE REPORTS

Design Review Committee (DRC)

Patricia Warner reported that the DRC met on August 26, 2020, at which time 14 architectural change requests were approved. The new proposed design guidelines were sent to homeowners for review prior to finalization.

Community Garden Committee (CGC)

Michael Warner provided a summary of the committee's activities for July 2020. Committee members continued watering and weeding as needed, all unrented beds have been tarped over, and to date donated 180 pounds of produce were made to local Community Methodist Church Food Bank. Collected mulch from ground stumps from trees felled at The Pointe for the

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Community Garden. The Boards used to frame the beds are rotting away and will need to be replaced in the near future.

MANAGEMENT REPORT

Arman Patala presented the Management Report. Presented was a goat grazing service, as a novel way to tend to the landscaping surrounding the storm water retention pond that falls under the purview of the HOA. The landscaping proposal that was put out to bid and three (3) proposals were received back from AMG, Brightview, and FSC. Mark Moorman gave a summary regarding a drainage issue behind Hollins Chapel Court, he had contacted FSC for a proposal to treat this area.

MATTERS OF BOARD DECISION

Action 1: Security Card Reader

Lance Konig made a motion to approve Innovative Security’s bid for the installation of a security keypad with the extended warranty on the exterior of the fitness center, in order to ensure that the fitness equipment is being utilized by adults. Patricia Warner seconded, motion passed.

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

The Board entertained homeowner comments:

- Mike S. – Why are we replacing this now? Will we need new cards?

ADMINISTRATIVE MATTERS FOR BOARD DECISION

Action 1: Open Forums

David Gurulé opened the discussion noting that the prior management company frequently did not address homeowner concerns pushing homeowners to attend Board meetings to issue their complaints. He read a section of the Maryland Homeowners Act, which documents how homeowner comments are to be addressed during meetings.

It states that Board meetings where the agenda is limited to certain topics homeowner comments must be limited to the topics listed on the agenda, and that there should be at least one (1) meeting each year where the agenda is open to any matter of the Homeowners Association.

David Gurulé stated that the governing documents allows for several types of meetings, open meetings where the Board discusses HOA business set by an agenda, executive meetings where delinquency and legal issues are concerned, a special meeting, and an annual meeting which allows homeowners to discuss any topic as it relates to the HOA.

Board comments and discussion:

- Patricia Warner stated that it was important that homeowners are given an opportunity to

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voice their concerns and give a response.

- Jessica Arseneault also stated that it is important for homeowners to be heard, but that during Board meetings, the Board is focused on discussing agenda items.
- Lance Konig stated that homeowners should use FrontSteps as a portal to initiate conversations with management and the Board rather than using community social media.
- Patricia Warner agreed that using FrontSteps should be the main source for community discussion and relative information.
- Lance Konig noted that it can be difficult for management to be on top of issues instantaneously as a small team serves a community of over 1400 homes.
- David Gurulé stated that if homeowners have complaints about management that should be directed to Shireen Ambush, our community portfolio manager, and if needed, could be discussed at a townhall meeting.
- Shireen Ambush stated that Mark Moorman, our onsite manager, has a team at Abaris working behind him and that the turnaround time on queries should be answered same day or next day. She continued that open forums should get easier and better with improved response times by management. She also stated that it is a good idea to limit open forum to the agenda items for that specific meeting, but to also have a townhall style meeting once a year for homeowner concerns. Shireen Ambush also stated that the agenda should be published a bit sooner, so as to give homeowners a chance to view the agenda prior to the meeting.

Jessica Arseneault made a motion on the floor to limit future open forums to items on the agenda. Patricia Warner seconded; 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

OPEN FORUM:

- Chris A.:
 - Is the 2020 budget something that’s been ripped up and not followed? How are we projecting revenue for the rest of the year? How does this impact the Board spending?
 - The street lighting, costs approximately \$100,000.00, have we thought about going towards LED?
- Mike B.:
 - What is the delinquency rate? The amount was shared but not the rate.
 - Why is the agenda continually being disclosed less than a week before the meeting?
 - Open committee meetings need to be announced and accessible to the community. When is the DRC meeting being held on 9/23?

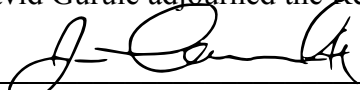
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- What happened to the "Just a Minute" Contract?
- Mike S.:
 - Noted that scanning both in and out of the gym may be beneficial for tracking in case of any damage to the equipment.

NEXT MEETING – October 13, 2020

ADJOURNMENT

David Gurulé adjourned the Regular Session at 8:16 p.m.



SIGNATURE

10 November 2020

DATE