

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON AUGUST 11, 2020**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on August 11, 2020. The following persons were in attendance:

BOARD OF DIRECTORS

David Gurulé, President

Daniel Zadra, Treasurer

Patricia Warner, Assistant Secretary

Lance Konig, Vice President

Jessica Arseneault, Secretary

Cheryl Brownell, Assistant Treasurer

OTHERS

Shireen Ambush, Abaris Realty

Arman Patala, Abaris Realty

Glen Mammen, Abaris Realty

Mark Moorman, 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 7:00 p.m.

AGENDA

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

BOARD INTRODUCTIONS

Directors introduced themselves to the audience.

MINUTES

Motion to accept the Regular and Executive Session minutes of July 14, 2020, which carried unanimously.

FINANCIAL REPORT

No financial report at this time as CMC was late in providing the information, thus could not give Abaris time to generate a financial report. No action taken.

COMMITTEE REPORTS

Design Review Committee (DRC)

Jessica Arseneault reported that the DRC met on July 22, 2020, at which time all open architectural change requests were approved. The next meeting will take place on August 26, 2020. The design guidelines were sent to the Board for review.

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 three (3) donations were made to local Community Methodist Church Food Bank.

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MANAGEMENT REPORT

Arman Patala presented the Management Report. A homeowner requested additional No Parking signs to be placed on Briargrove Lane. Signs available on site for Mark to post as needed.

MATTERS OF BOARD DECISION

Action 1: Electrical Network and Infrastructure

Daniel Zadra made a motion to approve PSE’s proposal to install the necessary electrical and network infrastructure for the new fitness equipment, and improve Wi-Fi coverage throughout the clubhouse and pool area. Jessica Arseneault seconded, motion passed unanimously.

The Board entertained homeowner comments:

- Michael B. – How much of the pool area will be covered?
- Sarah E. – What is the cost?
- Chris L. – Why are we wasting money on coverage of the pool?

Action 2: Network Devices and Wireless Access Points

Daniel Zadra made a motion to approve logicalTech’s proposal to install the necessary network devices to enable network security and operations for the new fitness equipment as well as expand wireless coverage throughout the clubhouse and pool area. 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			

Board comments and discussion:

- David Gurulé commented that this would be necessary if any activity required a speaker / sound system set up in the pool area, and for homeowners that wanted to connect their computers or tablet devices.
- David also commented that users would be required to sign in to some sort of agreement to avoid malicious sites.

The Board entertained homeowner comments:

- Brian K. – Who is the internet service provider?
- Gina K. – Will Wi-Fi reach the pavilion?

Action 3: Clubhouse Rental Cleaning Fee

Jessica Arseneault made a motion to increase the clubhouse rental fee to \$300.00, to now include a mandatory \$125.00 cleaning fee. Patricia Warner seconded, motion passed unanimously.

Action 4: Transition Audit

Daniel Zadra made a motion to approve using Goldklang Group for the 2020 and 2021 audit and

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tax preparation services. Lance Konig seconded the motion. David Gurulé made a motion to amend the proposal to approve using Goldklang Group for the transition audit. Jessica Arseneault seconded, amended motion passed unanimously.

The Board entertained homeowner comments:

- Chris A. – How much does the audit cost? Was it more or less than what was budgeted?

Action 5: Audit and Tax Preparation Services

Daniel Zadra made a motion to approve using Goldklang Group for the 2020 and 2021 audit and tax preparation services. Patricia Warner seconded, motion passed unanimously.

ADMINISTRATIVE MATTERS FOR BOARD DECISION

Action 1: Draft Audit

Daniel Zadra made a motion to approve Goldklang Group for the 2019 draft audit. Jessica Arseneault seconded, motion passed unanimously.

Action 2: Ad Hoc Pool Committee

Jessica Arseneault made a motion to disband the Ad-Hoc Pool Committee. Patricia Warner seconded, motion passed unanimously.

Action 3: Committee Members

Patricia Warner made a motion to add Jonathan Curtis to the Design Review Committee on the basis it is understood that Board and Committee business shall not be discussed on the unofficial Facebook groups. Lance Konig seconded, motion passed unanimously.

Action 4: Closing the Clubhouse

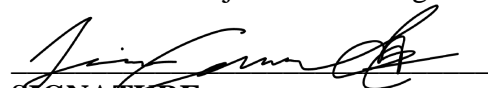
Patricia Warner made a motion to temporarily suspend in-person clubhouse office hours for Mark Moorman due to the pandemic as requested by Abaris Realty to keep in line with Abaris' current operating procedures. Jessica Arseneault seconded, motion passed by Board majority.

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

NEXT MEETING – September 8, 2020

ADJOURNMENT

David Gurulé adjourned the Regular Session at 8:02 p.m.


SIGNATURE

08 September 2020
DATE