

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE  
7:00 P.M. ON JULY 14, 2020**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on July 14, 2020. The following persons were in attendance:

**BOARD OF DIRECTORS**

David Gurulé, President

Daniel Zadra, Treasurer

Patricia Warner, Assistant Secretary

Jonathan Curtis, Vice President (absent)

Jessica Arseneault, Secretary

**OTHERS**

Shireen Ambush, Abaris Realty

Arman Patala, Abaris Realty

Glen Charles, 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.

**TOWN HALL WITH BOARD**

Homeowners asked the Board of Directors and Abaris Realty questions about the community and board business.

**MINUTES**

Motion to accept the Regular and Executive Session Minutes of June 13, 2020 which carried unanimously.

**FINANCIAL REPORT**

CMC has failed to provide June financials to anyone as of yet. The Board has engaged legal counsel to get a response. The FY19 10-month audit has been received and there are several discrepancies with CMC's handling of the finances. The Board will schedule a working meeting with the auditor to review the report.

**COMMITTEE REPORTS**

**Design Review Committee (DRC)**

Jessica Arseneault reported that the DRC has finalized all complete applications that had come through the TownSq portal and is tuning the process that will be used through the FrontSteps portal. Homeowners should submit a work order and use the assigned 9-digit alphanumeric code

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in their Architectural Change Request eForm. Mark Moorman will perform the initial review for application completeness and the DRC will meet 1-2 times per month to review and approve the applications. They are working with Mark Moorman to iron out the process.

**Community Garden Committee**

Michael Warner submitted a summary of committee activities that occurred in June 2020. Committee members have continued to clear weeds from the beds, cleaned out and tarped off unrented beds in order to suppress weed growth, installed a hose hanger, and installed a hose and three (3) nozzles. There are 64 planting beds in the garden and all have been cleared, with seven (7) being rented by residents and 28 used for food banks. All proceeds are currently being donated to the local Community Methodist Church Food Bank. Changes in the plot numbering system as well as recommendations for ongoing maintenance will be forthcoming from the Board.

**MANAGEMENT REPORT**

Shireen Ambush gave a transition summary, detailing the management report is informational, constructed to ensure a level of transparency to the Board of Directors. In order to share everything that goes on behind the scenes in how Abaris interacts with homeowners. Finally got prior balances from CMC to update our records.

**MATTERS OF BOARD DECISION**

**Action 1: Onsite Printer / Copier**

There is a 60-month lease on the onsite office printer, a buyout is \$14,000.00. Abaris recommends continuing the \$200.00 monthly rental fee. Board is at a consensus to continue paying the rental fee and not buying out the current contract.

**Action 2: Drainage Areas on Coulbourn Corner**

Daniel Zadra made a motion to approve FSC's proposal to excavate the affected area near Coulbourn Corner and create a french drain at the cost of not to exceed \$18,900.00. Patricia Warner seconded the motion which carried unanimously.

**Action 3: Drainage Areas Stonebriar Drive**

Daniel Zadra made a motion to approve FSC's proposal to excavate the affected area near Stonebriar Drive and create a french drain at the cost of not to exceed \$7,250.00. Jessica Arseneault seconded the motion which carried unanimously.

**Action 4: Tree work bids**

Jessica Arseneault made a motion to approve S&P's proposal for immediately identified dying and damaged tree issues within the community. Patricia Warner seconded the motion which carried unanimously.

**Action 5: Cleaning Bids**

Daniel Zadra made a motion to approve the low bid from CWR. Patricia Warner seconded the motion which carried unanimously.

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**Action 6: HVAC Bids**

Daniel Zadra made a motion to prolong the life of the clubhouse HVAC system to approve the low bid from ABS. Patricia Warner seconded the motion which carried unanimously.

**Action 7: Website FrontSteps Admin**

Daniel Zadra made a motion to approve employing Abaris Realty's in-house website specialist to provide additional support. Jessica Arseneault seconded the motion which carried unanimously.

**Action 8: Board Email Accounts**

Daniel Zadra made a motion to approve the creation of board position-based email accounts. Patricia Warner seconded the motion which carried unanimously.

**Action 9: Pool Cover**

Jessica Arseneault made a motion to approve Continental Pools' low bid. Patricia Warner seconded the motion. Shireen Ambush detailed the bids as well as the reason the pool cover is required in order to protect the recent "white coat" investment. The motion was approved unanimously.

**Action 10: Gym Equipment**

Daniel Zadra made a motion to approve Metro Fitness' proposal not to exceed \$86,100.00 to reconfigure / replace equipment in the gym. Jessica Arseneault seconded the motion.

Board comments and discussion:

- David Gurulé turned over the chair to Jessica Arseneault in order to discuss the proposal.
- David Gurulé returned back to chairperson.

Motion to approve Metro Fitness Proposal with floor removal was approved unanimously.

The Board entertained homeowner comments:

- Michael W. – Is there an option with no screens where we could save additional funds?
- Cheryl B. – Would it be worthwhile to offer the old equipment for sale to homeowners, rather than just have it hauled away by the new equipment provider?
- Sarah H. – I think it looks awesome. If approved, what would the timeline be for getting all the new equipment?
- Michael B. – Would the network connection at the clubhouse have to be updated if people can stream?
- Sarah E. – Does the same company do the electrical and flooring work? Will construction need to be done before equipment delivery is scheduled?

**ADMINISTRATIVE MATTERS FOR BOARD DECISION**

**Action 1: Social Committee:**

Jessica Arseneault made a motion to approve homeowners Rosie Rivera and Arteisha Neville to be members of the Social Committee. Daniel Zadra seconded the motion. The motion was approved unanimously.

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**NEXT MEETING** – August 11, 2020

**ADJOURNMENT**

David Gurulé adjourned the Regular Session at 9:10 p.m.

  
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**SIGNATURE**

11 August 2020  
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**DATE**