

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON MAY 12, 2020**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on May 12, 2020. The following persons were in attendance:

BOARD OF DIRECTORS

David Gurulé, President
Daniel Zadra, Treasurer
Patricia Warner, Assistant Secretary

Jonathan Curtis, Vice President
Jessica Arseneault, Secretary

OTHERS

Shireen Ambush, Abaris Realty
Arman Patala, Abaris Realty
Kamala Web, Abaris Realty
Mimi Vikor, Abaris Realty

Recording Secretary, just a MINUTE!
Mimi Li (Web), Abaris Realty
Thomas Kunjoo, Abaris Realty
Kaitlyn Ambush, Abaris Realty

HOMEOWNERS PRESENT – Refer to GoToMeeting attendance sheet.

STATEMENT OF EXECUTIVE SESSION

On May 12, 2020, the Board of Directors of the Tanyard Springs Community Association opened Executive Session at 7:49 p.m. to discuss homeowner requests, legal matters and delinquencies.

REGULAR SESSION

CALL TO ORDER

David Gurulé called the Regular Session to order at 7:00 p.m.

AGENDA

David Gurulé requested Agenda amendments from the Board. Jessica Arseneault requested to strike “Gym Equipment Replacement” and to add “FrontSteps Website Creation” and the Approval of the March 2020 Minutes to the agenda. The Agenda was approved with amendments.

BOARD INTRODUCTIONS

Directors introduced themselves to the audience.

MINUTES

Daniel Zadra made a motion to accept the Regular and Executive Session Minutes of April 14, 2020 as well as the Regular and Executive Session Minutes of March 10, 2020 as modified by Jessica Arseneault. Patricia Warner seconded, motion passed unanimously.

NEW MANAGEMENT COMPANY INTRODUCTION

Community Manager, Shireen Ambush from Abaris Realty, introduced the Management Team that will support her in managing the community.

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FINANCIAL REPORT

Daniel Zadra read the Variance Report. No action taken.

MANAGEMENT REPORT

Directors reviewed the Management Report. No action taken.

MATTERS OF BOARD DECISION

Action 1: Clubhouse Repainting Contract

Daniel Zadra made a motion to approve the proposal from Palmer Brother's to paint the interior of the clubhouse to ensure proper maintenance of association amenities and to improve its appearance for a total cost not to exceed \$10,800.00. Patricia Warner seconded, motion passed unanimously.

The Board entertained homeowner comments. There were no comments from the floor.

Action 2: Gym Equipment Replacement Contract

This item has been tabled pending addition information.

Action 3: Outdoor Bulletin Boards

Patricia Warner made a motion to approve the installation of three bulletin boards throughout the community for the purpose of notifying residents of important information and upcoming events. The cost of the signs will not exceed \$2,000.00. Jessica Arseneault seconded, motion passed unanimously.

The Board entertained homeowner comments:

- Michael B. – Has the locations of the boards been decided upon?
- Sarah E. – Same question.

Action 4: FrontSteps Website Creation

Jonathan Curtis made a motion to build a new community website with Abaris Realty so that homeowners can view their accounts. Abaris Realty clarified that the cost of the site will not exceed \$125.00 per month. David Gurulé amended the motion accordingly. Patricia Warner seconded, motion passed unanimously.

The Board entertained homeowner comments:

- Christopher A. – How does the cost of FrontSteps compare to that of TownSq?

Action 5: Image Asphalt Contract

Jessica Arseneault made a motion to approve the updated proposal from Image Asphalt, not to exceed a total cost of \$4,800.00. Patricia Warner seconded, motion passed unanimously.

The Board entertained homeowner comments:

- Sarah E. – What is Image Asphalt contract for??

ADMINISTRATIVE MATTERS FOR BOARD DECISION

Action 1: Electronic Notice and Voting Procedure Resolution

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Jessica Arseneault made a motion to approve the Electronic Notice and Voting Procedure Resolution due to it being necessary and desirable to establish a procedure to permit electronic voting and the electronic transmission of notices. Daniel Zadra seconded, motion passed unanimously.

Action 2: 2020 Pool Rules

Daniel Zadra made a motion to approve the pool rules for the 2020 pool season that was posted on TownSq. Jessica Arseneault seconded, motion passed unanimously.

Action 3: Committee Members

Jonathan Curtis made a motion to approve Christopher Loyko to the Design Review Committee, effective May 12, 2020, on the basis it is understood that Board and Committee business shall not be discussed on the unofficial Facebook group. Patricia Warner seconded, motion passed unanimously.

Jonathan Curtis made a motion to approve Jonathan Trent-Carlson to the Design Review Committee, effective May 12, 2020, on the basis it is understood that Board and Committee business shall not be discussed on the unofficial Facebook groups. Patricia Warner seconded, motion passed unanimously.

Action 4: Revised Social Committee Charter

Jessica Arseneault made a motion to approve the revised Social Committee Charter for the purpose of ensuring the charter is congruent with current HOA laws, past board resolutions, and the Association's governing documents. Patricia Warner seconded, motion passed unanimously.

COMMITTEE REPORTS

No report.

OPEN FORUM

Jessica Arseneault provided responses from the Board to the Open Forum questions from April 14, 2019. Directors entertained homeowner comments and questions. Discussed was:


- Michael B.:
 - Has the electronic and voting procedure resolution notice been written?
 - What service are we using and when will it be available?
 - Why did we have to re-vote on the sidewalk contract?
 - Why is CMC not here?
 - Does the board not need to disclose executive sessions?
- Michael W.:
 - Made a proposal to previous board about usage of unrented community garden plots, has this been discussed by the new board?
- Mara L.:
 - What is happening to recoup money on the delinquent properties?

NEXT MEETING – July 14, 2020

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ADJOURNMENT

David Gurulé adjourned the Regular Session at 7:48 p.m.



SIGNATURE

13 June 2020

DATE