

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

The Board of Directors of the Tanyard Springs Homeowners Association met on March 10, 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

Nancy Puckett, Community Manager, CMC

Recording Secretary, just a MINUTE!

HOMEOWNERS – Refer to sign in sheet

REGULAR SESSION

CALL TO ORDER

The Regular Session was called to order at 7:01 p.m.

AGENDA

The Agenda was approved with the removal of “Investment Contributions” and “Repainting Clubhouse.”

BOARD INTRODUCTIONS

Directors introduced themselves to the audience.

MINUTES

Without objection, the January 14, 2020 Regular Session Minutes were approved with minor formatting edits.

FINANCIAL REPORT

Daniel Zadra read the Variance Report. No action taken.

MANAGEMENT REPORT

Directors reviewed the Management Report. No action taken.

BOARD TRAINING

Directors held a brief CAI training on Governing Documents and Board Positions.

MATTERS FOR BOARD DECISION

Action 1: Pool Repair

Jessica Arseneault made a motion to approve the pool repair contract from High Sierra. The costs will not exceed \$101,101 and will be expensed to the reserves, GL #9100 – Operating Reserves Expenses. Daniel Zadra seconded, motion passed unanimously.

The Board entertained homeowner comments:

- Michael B. – Recommends we start this task as soon as possible and delay the opening of

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the pool if need be in order to get this completed.

Action 2: Security Patrol

Daniel Zadra made a motion to terminate the contract with Anne Arundel County Police with CMC taking the necessary actions to terminate the contract as soon as possible. Jonathan Curtis seconded, Jonathan Curtis opposed, motion passed.

The Board entertained homeowner comments:

- Dave K. – Stated that he lives in The Pointe and have not seen the patrol at any time.
- Alyssa S. – If we terminate the contract early, will we lose money? Are we canceling early?
- Michael B. – Why are you not answering our questions on the spot? I ask the board to reconsider canceling this contract.
- Aaron W. – I support ending the contract. I ride around on my bike at night and always see the patrol hanging out around the clubhouse.

Action 3: Insurance Contract

Daniel Zadra made a motion to approve renewing the insurance contract presented by Cascade Insurance Group, which will be effective April 1, 2020 through April 1, 2021. Patricia Warner seconded, motion passed unanimously.

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

Action 4: Traffic Calming

A motion to approve the vegetation traffic chokers at no cost to the community to be installed near residential areas of Tanyard Springs Lane and Heritage Crossing was tabled for future discussion. It will be readdressed following a Board Meeting with County officials to further discuss and research the impacts traffic calming will have on the Association.

The Board entertained homeowner comments:

- Dave K. – This is only for the county roads? Would the HOA have to pay for the private streets?
- Alyssa S. – Would this be for both county roads? The white lines are an issue too. Will this be addressed?
- Michael B. – The traffic control lines are official roadway lines and that crossing them can result in being pulled over. I support this motion but address the lines.
- Rosie R. – No comment.
- Cheryl B. – I'm opposed to the choker islands. This could be a huge problem for bicyclists within the neighborhood.

ADMINISTRATIVE MATTERS FOR BOARD DECISION

Action 1: TownSq

Jessica Arseneault made a motion to reinstate full administrative permissions for the Board of Directors on TownSq effective immediately. Daniel Zadra seconded, motion passed unanimously.

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Action 2: No-Parking Sign Extension

Jonathan Curtis made a motion to extend the current No Parking Signs on Heritage Crossing beyond Warfield Street to Stallings Drive. Patricia Warner seconded, motion passed unanimously.

Action 3: On-Site Staff Member Hours

Patricia Warner made a motion to approve the hours recommended by CMC 11 a.m. to 7 p.m. or 12 p.m. to 8 p.m. for the third on-site staff member. Jonathan Curtis seconded, motion passed unanimously.

NOTE: The position was previously approved and funded in the 2020 Budget.

Action 4: Morgan Stanley Signatories

Daniel Zadra made a motion to update the Morgan Stanley Board Signatories to include himself, Daniel Zadra and David Gurulé. Jonathan Curtis seconded, motion passed unanimously.

Action 5: Committee Member

Jonathan Curtis made a motion to approve Michael Brown to the Design Review Committee. Motion failed, there was no second.

NOTE: Michael Brown was invited to a Board Hearing to discuss the Board decision.

Action 6: Committee Charters

Jessica Arseneault made a motion that all special committees be dissolved as of March 31, 2020 and the Board rewrite and activate special committees on an as-needed basis. Daniel Zadra seconded the motion. Jonathan Curtis requested amendment of the motion to include Social Committee Charter prioritization and completion date.

Jessica Arseneault made an amended motion that all special committees be dissolved as of March 31, 2020 and the Board rewrite and activate special committees on an as-needed basis with the understanding that the Social Committee Charter will be prioritized and will be completed by April 30, 2020. Jonathan Curtis seconded, motion passed unanimously.

COMMITTEE REPORTS

Design Review Committee

Jonathan Curtis reported that 19 applications were received to date and that it takes about seven days to review each application.

Finance Committee

No report.

Social Committee

No report.

OPEN FORUM

Directors entertained homeowner comments and questions. Discussed was:

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- Dave K.:
 - In The Pointe, Goldfinch and Willow View have no “No Parking” signs but Warblers Perch does.
 - Dogs have been running unleashed in common areas and defecating.
 - The door to the fitness center always seems to be unlocked. What is the point of having that ability?
 - Noted difficulty experienced during February Town Hall with Councilman Volke where information got passed to an incorrect email. Dave brought the Board business cards for Sara Gannon, Councilman Volke’s assistant.
- Alyssa S.:
 - Commented on Dave’s note about the parking signs in The Pointe.
 - Agreed with Cheryl’s bicyclist and choker issue in the Traffic Calming motion above.
 - The dog poop bins always appear to be overfilled with no available bags. Also noted that she has submitted multiple poop bins for being rusted or broken.
- Michael B.:
 - The Board should visit CMC’s space in Rockville.
 - The gym equipment is out of date and broken.
 - Are we going to get an official notification about the treasurer?
 - Why was I rejected from the DRC?
 - I think it was rude to start the meeting while people were signing in to the sign-in sheet.
 - Who has been approved financial documents in the interim?
 - Is there an Assistant Treasurer position?
- Aaron W.:
 - Regarding the dog bins in The Pointe, can we request additional poop stations?
- Rosie R.:
 - The Hollins Chapel Court street sign is missing. Can this be fixed?
 - If the current committees are dissolved, what happens with the current events that are set-up? Does the Board handle them and then reinstate the committee?
 - What about the bulletin boards?
- Cheryl B.:
 - What happened to the management report?
- Mike S.:
 - I like the idea of Board training but it was hard to pay attention to. Maybe a different venue may be more appropriate?
- David S.:
 - I’ve heard “we’ve spoken to the HOA lawyer” more now than before in meetings. Is this going to cost the HOA more money?

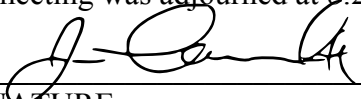
Open Forum responses will be taken into serious consideration and all questions will be further reviewed for more thorough answers to be presented at the April Board meeting and via TownSq post.

NEXT MEETING – April 14, 2020

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ADJOURNMENT

The meeting was adjourned at 8:21 p.m.



SIGNATURE

12 May 2020

DATE