

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7:00 P.M. ON JANUARY 14, 2020

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

BOARD OF DIRECTORS

Jayla Walters, President
Jessica Arseneault, Secretary
Michael Brown, Treasurer

Tim Swigert, Vice President
David Gurulé, Director

Nancy Puckett, Community Manager, CMC Recording Secretary, just a MINUTE!
Amir Ibrahim, Asst. Community Manager, CMC

HOMEOWNERS PRESENT – Refer to sign in sheet

STATEMENT OF EXECUTIVE SESSION

The Board opened Executive Session at 6:39 p.m. at the December 10, 2019, Board of Directors Meeting to discuss legal matters and accounting issues.

REGULAR SESSION

CALL TO ORDER

Jayla Walters called the Regular Session to order at 7:04 p.m.

AGENDA

Jayla Walters made a motion to approve the Agenda as amended to add Civility Pledge, Investment Resolution and Recreation Committee Reinstatement to Board Awareness/Discussion Items. Michael Brown seconded, motion passed unanimously.

MINUTES

Jessica Arseneault made a motion to approve the Minutes of the December 10, 2019 Regular Session. David Gurulé seconded, motion passed unanimously.

COMMITTEE REPORTS

Design Review Committee

Jayla Walters reported there were 108 applications approved in 2019 and the next meeting is tentatively set up for January 23, 2020.

Finance Committee

Cheryl Brownell reported that there is nothing to report. Michael Brown stated that the December financials will be delayed and are expected by end of January.

Social Committee

Minutes from December 4, 2019 meeting were submitted.

Parking and Traffic Committee

No report at this time.

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7:00 P.M. ON JANUARY 14, 2020

MANAGEMENT REPORT

Nancy Puckett reported and provided a written report:

- Brightview and Long Fence have completed their work. A walkthrough with Brightview of the storm water management pond behind Mockingbird will be next week.
- Comprehensive Inspections have been scheduled and commenced.
- Preliminary work regarding clubhouse repainting and refurnishing of worn furniture and decorative items has been completed.
- Continuing to work with Verizon to repair the internet and television connectivity. A new router will be purchased and will be installed by Verizon. The Verizon fee has been decreased and the internet speeds have increased.
- Image Asphalt confirmed that concrete could be poured as long as temps are above 40 degrees. Management suggests waiting until spring to avoid any unnecessary complications and delays.
- Discussion with High Sierra confirmed that hours can be adjusted after contract is signed, however, no lifeguards will be hired until the contract is signed. Jayla Walters requested that Management obtain at least three proposals for the tile replacement and white coat for consideration.
- Management was directed to have a plumber find out why there is no hot water in the restrooms and main room.
- The Patrol schedule has been reduced to four days a week and have concerns on what and how to handle incidents on the days when they are not in the community. Management shared before the schedule reduction parking issues after hours would be referred to the tow contractor. Management recommends that residents be informed that there will not be nightly patrols every night and to understand that if the issue does not persist the towing contractor cannot address it. Suggestions were to observe the overflow lots however, in a community of this size it is not possible to monitor every lot every day multiple times per day. There are concerns about possible litigations from irate residents whereby the Patrols handled that in the past and will become a burden on Management.

TREASURER REPORT

Michael Brown presented the Treasury Report for November 2019.

- Operating Accounts \$1,805,089.29
- Delinquent Accounts (203 total) \$ 123,861.45
- Total accrued reserves \$1,394,898.06
- Unappropriated Owner's Equity \$1,687,757.80

The association has a delinquency rate of 9.6%. Delinquencies will result in loss of gym, pool, and use of other amenities.

FUTURE AGENDA ITEMS

- Patrol contract
- New accounting practices per the IRS
- Parking Enforcement

BOARD AWARENESS / DISCUSSION ITEMS

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7:00 P.M. ON JANUARY 14, 2020

DISCUSSION ITEM 1 – Civility Pledge

Jayla Walters shared that they were encouraged to forward the Civility Pledge to all owners. It will be posted on Town Sq and voted on at the next meeting.

DISCUSSION ITEM 2 – High Sierra Pool Contract

Discussion regarding aligning hours that pool is open with the schools will save some significant money, increasing check-ins by maintenance for cleaning and replacing materials, future discussion for upgrades and repairs, perhaps scheduling lap swim a little earlier for those who wish to swim without kids around. David Gurulé made a motion to approve the contract. Jayla Walters seconded, motion passed unanimously.

DISCUSSION ITEM 3 – Procedures for Possible Ice on Sidewalks

Jayla Walters made a motion to appoint David Gurulé as the Ice Czar to monitor any events and appropriate needs for snow services. Jessica Arseneault seconded, motion passed unanimously.

DISCUSSION ITEM 4 – No Parking Signs On Heritage

Discussion regarding no parking signs needed on Heritage. Management is directed to compose a letter to the traffic department requesting additional signage on both sides of the street. Owners have requested these signs for Archibald/Warfield side of the street.

DISCUSSION ITEM 5 – Morgan Stanley Funds

Discussion regarding recommendation by Morgan Stanley to transfer some funds. David Gurulé made a motion to automatically roll over CDs into new CDs and request TS financial advisor bring all funds to his portfolio, including the money market account at Premier. Michael Brown seconded, motion passed unanimously.

DISCUSSION ITEM 6 – Councilman Volke

Jayla Walters shared that the Councilman offered to attend a meeting in order to address any issues that Tanyard Springs is experiencing that he may be able to assist with. Jayla Walters made a motion that an announcement be developed in order to obtain feedback on the issues that are most important to the community for the Councilman to address. This meeting should be scheduled at 6 p.m. and the questions/concerns will be submitted ahead of time.

DISCUSSION ITEM 7 – Investment Resolution

Jayla Walters made a motion to approve the Investment Resolution prepared by WTP and the Investment Advisor and CPA has reviewed and had no concerns. Michael Brown seconded. Discussion regarding whether or not the money spent. Deferred for additional consideration.

DISCUSSION ITEM 8 – TownSq

David Gurulé made a motion to reinstate the administrative privileges of the Board members of TownSq. Michael Brown seconded, Jessica Arseneault abstained, Tim Swigert, Michael Brown and Jayla Walters opposed, motion failed. Discussion regarding the information that is available on TownSq allows for analysis of financial data for. Jayla Walters suggests that this topic be discussed in a working session.

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

	In Favor	Opposed	Abstained	Absent
Jessica Arseneault			X	
Michael Brown		X		
Timothy Swigert		X		
David Gurulé	X			
Jayla Walters		X		

DISCUSSION ITEM 9 – Amenities Committee

Discussion regarding gym equipment needed. Michael Brown appealed to owners to volunteer on the committee. Management was directed to send out an announcement requesting volunteers to work on this committee to discuss and consider new and additional gym equipment and additionally obtain three proposals for the elliptical and treadmills.

OPEN FORUM

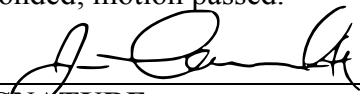
Jessica Arseneault provided responses from the Board to the Open Forum questions from December 10, 2019. As previously agreed, all responses will be posted to TownSq. Jayla Walters explained that the format for open forum would consist of two minutes for homeowner to ask questions and/or share comments. All responses will be provided on TownSq. Items discussed:

- Owner inquired about the Charters, the purpose of vetting questions to the Councilman, and requested a clarification regarding the decision made about the Yoga classes.
- Owner shared that on December 27, 2019, he came into the gym and discovered a lit cigarette in the trash can. On December 31, 2019 in the afternoon, discovered a green tow warning sign on his new car. He shared that the gym entrance door is not locking.
- Owner inquired about distribution of documents having to go through USPS and requests what her duties will be as the Treasurer of the Social Committee.
- Owner shared a proposal to utilize the garden plots to grow vegetables to be donated to the local food banks, etc. It would be open to anyone who would like to participate would be welcome in exchange for a waiver of the fee. Selection of a recipient would be preferable ahead of time.
- Owner requested how to express interest in a committee that is inactive.
- Owner inquired about the Civility Pledge and what the consequences are if someone does not follow it.

NEXT MEETING – March 10, 2020

AJOURNMENT

Jayla Walters made a motion to adjourn the Regular Session at 8:37 p.m. Michael Brown seconded; motion passed.



SIGNATURE

10 March 2020

DATE