

TANYARD SPRINGS HOMEOWNERS ASSOCIATION. INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON JULY 9, 2019

The Board of Directors of the Tanyard Springs Homeowners Association met on July 9, 2019. The following persons were in attendance:

BOARD OF DIRECTORS

Jayla Walters, President

Tim Swigert, Vice President

Michael Brown, Treasurer

Jessica Arseneault, Secretary

David Gurule, Director

Tamru Demsash, Community Manager, CMC
Sheriff Bah, Portfolio Manager, CMC

Recording Secretary, just a MINUTE!

HOMEOWNERS PRESENT - 6 (Refer to sign in sheet)

REGULAR SESSION

CALL TO ORDER

This meeting was called to order at 7:09 p.m. by Jayla Walters.

AGENDA

Jayla Walters made a motion to amend the Agenda - relocate duplicate topic. Michael Brown seconded, motion passed. An on the floor motion by Jessica Arseneault was added.

MINUTES

Jayla Walters made a motion to approve the Minutes of the Regular Session on May 14, 2019 as presented. Michael Brown seconded, motion passed.

COMMITTEE REPORTS

DESIGN REVIEW COMMITTEE

Jayla Walters reported:

- Committee is meeting later this month: July 17 at 7 p.m. in the clubhouse.
- There are 40 applications to date with two (2) outstanding, one (1) not finalized, one (1) requires committee vote.
- There is one (1) homeowner on the committee.
- Michael Brown, Jessica Arseneault, and Jayla Walters are filling in until homeowners join the Committee.

FINANCE COMMITTEE

Michael Brown reported:

- The committee will submit a charter to the Board.
- Two water meters in the front of the community are not owned by the community.
- Had meeting regarding water bills, outstanding water bills will be put into general ledger account and provided to the auditor.
- Tanyard Springs is due \$9K back from a three-year period per state law. The amount can be appealed, but that is not recommended.

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RECREATION COMMITTEE

Michael Brown reported information was shared through Town Hall regarding pool concerns.

SOCIAL COMMITTEE

Jessica Arseneault reported:

- They will be adding upcoming events: See 2019 Planned Events.
- July upcoming scheduled events include: Bingo Night July 19, 2019 and a Yard Sale July 20, 2019.
- Discussed concerns with finding volunteers.
- Looking for lost banners/signage.

PARKING AND TRAFFIC COMMITTEE

Tim Swigert reported there are no updates at this time.

MANAGEMENT REPORT

Management reported:

- Information was shared on lawn violations.
 - There are less than 50.
 - Options are: to seed, sod, pavement, stamped concrete, and it was suggested that regulations be amended to include turf grass.
- Procedures and enforcement of parking violations was discussed with Board and Attorney.
- No long-term parking and information such as vacation week - advise Management
- Abandoned vehicles: Bylaws state a vehicle is considered abandoned after 48 hours however does not state what specifically determines an abandoned vehicle.
- Jayla Walters requested Management inquire with other nearby communities and see what procedure they follow in these situations; Checked with Piney Orchard and Seven Oaks but there were no resolutions for allowing long term parking.
- Parking regulations are difficult to enforce, continue ticketing and towing procedures.

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TREASURER’S REPORT

Michael Brown presented the Treasury Report for May 31, 2019 as follows:

Operating and Money Market Accounts	\$ 594,277.30
Net Cash and Investments	\$ 1,604,889.68
Investment CD's	\$ 1,001,267.89
Accrued Interest	\$ 9,344.49
Delinquent Accounts (148)	\$ 111,180.13
(less than previous month)	\$ 11,717.28
Under 60 days (72)	\$ 89,545.33
Over 60 days (76)	

The association has a delinquency rate of 6.9% of the total annual assessments of \$1,289,560.

MATTERS FOR BOARD DECISION

ACTION 1: Ratification of Committee Liaison Positions

Jayla Walters made a motion to ratify the Committee Liaison Positions Board electronic email vote of June 14, 2019. Michael Brown seconded, motion passed. Filled and vacant committee positions are as follows:

<u>Committee</u>	<u>Liaison</u>	<u>Status</u>
Finance	Michael Brown	Filled
Recreational	Michael Brown	Not Active
Social	Jessica Arseneault	Filled
Traffic/Parking/Safety	Tim Swigert	Filled
Design Review	Jayla Walters	Filled
Management	Jayla Walters	Filled
Communications	Vacant	Open
Rules and Regulations	Vacant	Open
Management Research	Vacant	Open

ACTION 2: Acknowledgement of Committee Member Resignation

Jayla Walters made a motion to accept the resignation of David Gurule from the Communication and Finance Committees. Michael Brown seconded, motion passed.

ACTION 3: Approval of Nonslip Coating Application

Jayla Walters made a motion to approve AMC’s proposal for a nonslip coating application in the clubhouse bathroom for a total cost not to exceed \$3,850 to be expensed to GL#6530 Common Area Repair and Maintenance.

ACTION 4: Approval of Office Printer Upgrade

Jayla Walter made a motion to approve replacing the existing Minolta Bizhub C452 printer in the clubhouse office to Konica Minolta Bizhub C308 for a 60-month lease with a cost not to exceed \$222 monthly. Michael Brown seconded, motion passed.

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ACTION 5: Approval of TownSq for Board and Management Communications

Jessica Arseneault made a motion from the floor to for the approval of a permission-controlled environment (TownSq) for communication consolidation for all Board related discussions and communication, with the exception of one-on-one communication. Jayla Walters seconded, motion passed.

ACTION 6: Approval of Pool and Facility Rules Update

Motion tabled pending review and changes by Board Member Jessica Arseneault.

BOARD DISCUSSIONS

- CellBadge: This is an entirely new program. Old pool passes will no longer be accepted. Report was available for Board review.
- Parking.
- Self-Help Clause: More information will be provided when the Self-Help Clause is activated. Keep in mind clause implementation.
- TownSq – Overview and Management of Site: Management requests homeowners continue to sign up for TownSq. Registration for pool passes and more information for the pool can be located on TownSq.
- Communication consolidation.
- Committee Charter/Code of Conduct.
- Recreational Committee Town Hall Update.
- No outlet sign for Section D Area.
- Parking on Anne Arundel County Road.
- Treatment of Abandoned Vehicles.
- School Bus Stop: A Board consensus was reached to poll the community for families with school aged children for feedback regarding the need for school bus stops.
- Lawn Maintenance in Townhome Areas: Improvements option were shared.
- Additional No Parking Signs for Section A.
- Revise Clubhouse Rental Agreement – pending.

OPEN FORUM

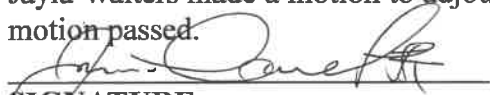
Items discussed:

- Can parking be approved as an option in undeveloped dirt and gravel area? These lots are not owned by the Tanyard Springs Community.
- Inquiry regarding rental event passing 12 midnight; alarm - Tamru Demsash responded.

NEXT MEETING - August 13, 2019

AJOURNMENT

Jayla Walters made a motion to adjourn the Regular Session at 9 p.m. Michael Brown seconded, motion passed.


SIGNATURE

06 SEPTEMBER 2019
DATE