

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**7PM ON MAY 14, 2019**

The board of directors of the Tanyard Springs Homeowners Association met on Tuesday, May 14, 2019. The following persons were in attendance:

**Board of Directors**

Jayla Walters, President

Tim Swigert, Vice President (absent)

Michael Brown, Treasurer

Tom Balsamo, Director

Jason Hnat, Secretary

Tamru Demsash, Community Manager, CMC

Nancy Puckett, Assistant Manager, CMC

Sheriff Bah, Portfolio Manager, CMC

Cris Martin, Recording Secretary

**Homeowners Present:** Refer to sign-in sheet

The board of directors had a closed executive session meeting prior to this one.

The meeting was called to order at 7pm by Jayla Walters.

**Approve Agenda:** Add self-clause & inter equity transfer (keep on agenda due to on-going budget season) Agenda was amended.

**Approval of Meeting Minutes/ Resolution:** Jayla Walters moved to approve Aprils Minutes & Michael Brown 2<sup>nd</sup>.

**Committee Reports from Board Liaisons:**

- **Communications Committee:** David & Evelyn Gurule' had either a Baby or Burrito (awaiting confirmation) and **Congratulations!!!**
- **Design Review Committee:** Scheduling a meeting sometime in the first week of June. They will discuss modifying designs.
- **Finance Committee:** Finance Committee has a meeting this coming Tuesday, May 21, 2019. Michael Brown has all of the years financials, which were read & will be attached/ entered into minutes.
- **Recreational Committee:** Michael Brown said no one shows up to these meetings even when told they can answer questions about cell badge. Michael Brown suggests this committee goes on hiatus.
- **Rules & Regulations Committee:** Nothing
- **Social Committee:** Jayla Walters listed several events that are coming up like Thursday Night Food Trucks, May 25<sup>th</sup> Pool Party (Pizza 12pm-1pm, DJ at 3pm), the last Bingo night went well and they will be having another one on June 28<sup>th</sup> at 6:30pm, another yard sale coming in July, and ALL events are listed in Townsquare.
- **Parking & Traffic Committee:** John said parking at The Point continues to be a problem, the fire marshal and county not helping. He talked about the parking

passes (pilot program) idea. Michael Brown, working as a resident, discussed Tanyard Springs Lane, with Phase 2 being sidewalks and lights. Time frame for the work, it's to start end of 2019 summer and be completed by end of 2020 summer.

**Management Report:** Tamru: BB & Tennis courts to be finished with repairs by the end of next week. Jayla: Taking out of reserves to fix this time but after this any vandalism that happens, we will not be fixing. The courts will be opening May 25<sup>th</sup>. Tamru: Lawn maintenance – going to start enforcing the lawn rules. Couldn't fine residents when the contractor couldn't do lawn care due to rain. With drier weather the rules will be enforced and letters will go out. With the pool opening soon we still have not had many residents getting their cell badges done. Jayla: we want you managing the pool and not being stuck in the office doing last minute cell badges. Information is on Townsquare and residents can come to the clubhouse with questions or help with getting their cell badges for the pool. Tamru: 440 house units (30%) have signed up for the pool. We have extended office hours to accommodate those that cannot get to the office earlier in the day. Tom: Question, with all the rain (with it being like the last 10 weekends) I understand people not getting their grass cut but what about the residents that haven't cut their lawns since last May? Can we do anything about those? Tamru: All we can do is notify them and fine them. Looking into this, and checking governing documents. Tom: Question, can we talk to contractor about cutting them? Tamru will check into that. Jayla: Question to Tamru, Any feedback about cars being towed/ green stickers? Tamru: Problem is people keep misusing this. Some people think we don't need a police officer either.

**Financials:** Michael –Variance Report, (delinquency rate now 7.5%) Michael read through budget numbers. Jayla: 15-20% total annual assesment, move surplus of \$100,000 to reserve. We've been on task and we run to a zero budget. Michael moves to move the money to reserve and Tom seconds it. Approved Unanimously

**Matters for Board Decision:** Jayla: Ratification of E-Vote for pool repairs (not to exceed \$12,000) already approved \$8,000 prior. In last years' pool season there was a leak found in the pool, broken tiles, (due to federal act) we must replace broken tiles, drain covers, we had work done on filters, replaced bulk head and lateral, also replaced tile work on small pool. All were in favor of pool repairs/cost.

**Board Awareness/ Discussion Items:**

Tamru: Cell badge- Please come to the club house with any questions & for picture help. Register on site/ take pictures. We have extended hours to get it done. Cris: Question, Is it true without a cell badge there is NO ENTRY to the pool. Tamru: That is correct. Jayla: Neighborhood Identification (in our governing docs) "The Birds", "The Point", etc.. If an identified area needed a special assesment it would be presented to that specific area for a vote. Example: The Point, a possible pilot program for parking passes. Tamru: Parking (if a car sits longer than 48 hours without being moved) or cars that are not

tagged properly (expired tags) can all be towed. The board needs to decide on verbiage and consult with attorney. Jayla: Attorney looking at this for correct working, all language ties into governing documents. Also, there are state statutes about no tags/inoperable vehicles. Tamru: Here's an example, there was a pick-up truck with a flat tire, it got a sticker put on it for towing, the sticker was taken off, the truck was moved and the flat tire was fixed. Jayla: Rules & Regs –discussed at executive meeting. Tamru: Office printer is working fine. Tamru: He got a suggestion from a resident to build a fence around the Tot Lots and said that is a decision that the board of directors would have to make. Jayla: This coming Monday, May 20<sup>th</sup>, will be a meet the candidates night. There are two positions opening on the board. There are two candidates running (Jessica & David). Please join us at the clubhouse to meet them and ask questions. Jayla: Inner Equity transfer (as pertains to snow removal) if excess funds- will transfer to balance sheet (possibly help with monthly assessments) There was no action items discussed.

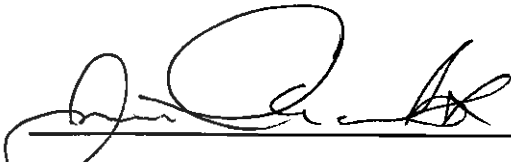
**Open Forum:** Q: How much is it to mail out ballots? A:\$2,000 and you can vote by ballot, on Townsquare, or by emailing your vote to clubhouse. Q: Has a list been started of people that we can complain to about the parking situation for The Point? A: Yes, one is being compiled now. Jayla: Master plan is coming up for review, for other new housing areas, so that they can know of these issues, to plan for better parking. Q: Can you have an untagged vehicle in a private driveway (Heritage Crossing)? A: (Jayla) asked Tamru to please put on his task list to look into. Q: Warblers Way, dog doing business, while parent & child that had gotten out of a car (a charger) that didn't belong there (didn't live there) then they just left without cleaning up mess. Can we have private property/ residents only signs put up? A: (Jayla) Solley Elementary sent out a notice yesterday that pick-up/drop-off isn't to be done in our housing area. Q: Why can't we just use our old pool passes? A: (Tamru) We had a cost every time one was lost, it gets costly to replace. This new system eliminates that and is cheaper. It also gives the board and idea of actual usage. It will generate a report showing us peak hours of operation. Which in turn, will help us staff the pool correctly, dependent on need. Q: Snow on sidewalks/ connector who is responsible for that? A: Normally the owner of the adjacent property is responsible for shoveling it. Q: What about county roads/sidewalks? A: (Michael) will follow up on that with the county. Q: Can we have a gated community so that people that don't live here, won't park here? A: (Jayla) Again it's looking into that specific community & it's needs. Q: There is lighting needed from Mocking Bird Circle, to path, to The Point, will we be buying those lights for the pathway? A: This will be discussed. Q: Can we have another community cleaning event? A: Yes & it will be listed on Townsquare. Q: Can we have an event for Elections & Pool Passes (cell badge) to get two things done at the same time? A: (Jayla) No, last year we tried to have ballots at the pool opening and it all fell on the social committee and it didn't work well. Plus (Sheriff

is talking) you can't have incentive to vote, can't do it. They either want to vote or they don't.

Jayla: I just wanted to take this time to say **THANK YOU** to Tom & Jason for all that they have done, tonight is their last official board of directors meeting.

### **AJOURNMENT**

Jayla Walters made a motion to adjourn the Regular Session at 8:35 p.m. Michael Brown seconded, motion passed.

  
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**SIGNATURE**

*11 July 2019*  
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**DATE**