

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

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

**BOARD OF DIRECTORS**

Jayla Walters, President  
Michael Brown, Treasurer  
Jason Hnat, Secretary

Tim Swigert, Vice President (absent)  
Tom Balsamo, Director (absent)

Tamru Demsash, Community Manager, CMC      Recording Secretary, just a MINUTE!  
Nancy Puckett, Assistant Manager, CMC  
Sheriff Bah, Portfolio Manager, CMC

**HOMEOWNERS PRESENT-** Refer to sign in sheet.

**STATEMENT OF EXECUTIVE SESSION**

The Board opened Executive Session at 6:34 p.m. at the March 12, 2019, Board of Directors Meeting to discuss delinquent accounts.

**REGULAR SESSION**

**CALL TO ORDER**

This meeting was called to order at 7:04 p.m. by Jayla Walters.

**AGENDA**

Jayla Walters made a motion to approve the Agenda as presented. Michael Brown seconded, all in favor, motion passed.

**MINUTES**

Jayla Walters made a motion to approve Minutes of the Regular Session on March 12, 2019 as presented. Jason Hnat seconded, motion passed.

**COMMITTEE REPORTS**

**COMMUNICATIONS COMMITTEE**

Dave reported:

- 54% of the homes community are now represented on TownSq.
- Of the 150 homeowners who completed the survey, four said to close the management question as soon when it is received by Management while the 146 remaining respondents said that the matter should be left open until it has been completed.

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**DESIGN REVIEW COMMITTEE**

Jayla Walters reported:

- There has been a resignation to the committee and the Board will be accepting volunteers.
- Jayla Walters explained that the remaining committee members need hold a meeting soon.
- There have been 17 applications since January 2019. Homeowners should be aware that applications need to be submitted prior to the improvements being completed.

**FINANCE COMMITTEE**

Michael Brown reported:

- Water bills and snow removal were discussed at the most recent meeting.
- The committee will submit a charter to the Board.

**MANAGEMENT COMPANY RESEARCH COMMITTEE**

Residents are encouraged to join this committee, which currently has no members.

**RECREATION COMMITTEE**

Michael Brown reported:

- Meeting was held, but the turnout was subpar.
- Homeowners are encouraged to attend meetings prior to the pool opening.

**RULES AND REGULATIONS COMMITTEE**

Ad hoc Committee - No report.

**SOCIAL COMMITTEE**

Jayla Walters reported:

- Meet and Greet/Block party was held and approximately five household were represented. Future meet and greets are encouraged on individual streets and will not be sponsored by the committee.
- Community Block Party will be held with Jenos Steak food truck in attendance.
- Bingo night, Guy's night, and the community clean up events are also upcoming.

**PARKING AND TRAFFIC COMMITTEE**

No updates at this time.

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**MANAGEMENT REPORT**

Management reported:

- Seeding project and bio-swale repairs have begun.
- Management feels the Board should meet with the off-duty officers to discuss the process in more detail.
- As suggested by a homeowner, Management will be requesting that pesticide treatment be cycled so that there will be areas of the community that are safe for pets and people while the other areas are drying.
- Basketball court
- The bike rack that was suggested to be relocated was discovered to be mounted in concrete and not readily movable.
- Completed all requirements for participating in the county mosquito program.
- Pool notifications and extended hours have been posted to TownSq.
- Code of conduct was submitted to the Board for committee signatures.

**TREASURER’S REPORT**

Michael Brown presented the Treasury Report for February 2019.

Operating Accounts	\$ 1,471,300.40
Delinquent Accounts (189)	\$ 117,081.68
Total accrued reserves	\$ 1,146,595.99
Unappropriated Owner’s Equity	\$ 1,371,067.20

The association has a delinquency rate of 5.6%. Delinquencies will result in loss of gym, pool, and use of other amenities.

**MATTERS FOR BOARD DECISION**

**ACTION ITEM 1 – Ratification of Electronic Vote for Insurance Renewal**

Jayla Walters made a motion to ratify the Board electronic email vote of March 27, 2019 to cancel the existing HOA insurance coverage with Nationwide Insurance and approve Cascade Insurance Group as the new insurance carrier for Tanyard Springs HOA effective April 1, 2019 with a total premium cost of \$16,264.05 to be expensed to GL Acct #5445 – General Liability Insurance Premiums. Michael Brown seconded, motion passed. Jayla Walters explained that this switch has saved the Board approximately \$11K.

	In Favor	Opposed	Abstained	Absent
Thomas Balsamo				X
Michael Brown	X			
Jason Hnat	X			
Timothy Swigert				X
Jayla Walters	X			

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**ACTION ITEM 2 – Ratification of Electronic Vote for Bio-swale Repairs**

Jayla Walters made a motion to ratify the electronic vote to approve Atlantic Maintenance Group’s proposal to bring the two bio-swales in Lot 1A into compliance with Anne Arundel County. The cost shall not exceed \$8,439 and will be expensed to GL# 6100 Landscape Repair and Maintenance. Michael Brown seconded, motion passed.

	In Favor	Opposed	Abstained	Absent
Thomas Balsamo				X
Michael Brown	X			
Jason Hnat	X			
Timothy Swigert				X
Jayla Walters	X			

**ACTION ITEM 3 – New Printer Proposal**

This matter will be tabled until the May meeting.

**MATTERS FOR BOARD DISCUSSION**

**DISCUSSION ITEM 1 – Security Patrol Contract**

Jayla Walters stated that the Board will meet with Management and the off-duty officers to discuss protocol.

**DISCUSSION ITEM 2 – Self Help Clause**

More information will be provided when the Self-Help Clause is activated.

**DISCUSSION ITEM 3 – Inner Equity Transfer**

Any additional funds not utilized for snow removal may be transferred as equity at the end of the season.

**DISCUSSION ITEM 4 – TownSq**

Management requests homeowners continue to sign up for TownSq. Registration for pool passes and more information for the pool can be located on TownSq.

**DISCUSSION ITEM 5 – Treatment of Abandoned Vehicles**

Michael Brown explained that several complaints were filed via TownSq about abandoned police and state issued vehicles. According to the Bylaws, a vehicle is considered abandoned after 48 hours, however the Bylaws do not state what specifically determines an abandoned vehicle. Tamru Demsash stated that Management was recently made aware of several homeowners reporting their neighbor’s vehicles as part of a dispute. Michael Brown explained that the rules and regulations state that police vehicles are not considered commercial vehicles. Jayla Walters

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requested that Management inquire with other nearby communities and see what procedure they follow in these situations.

**DISCUSSION ITEM 6 – Cellbadge and Pool Pass Registration**

Management encouraged homeowners to send in pictures or stop by the office to have cellbadge passes prepared in time for the pool opening. Cellbadge is an entirely new program and old pool passes will no longer be accepted. Jayla Walters explained that if registration is not completed prior to opening weekend access to the pool will be denied until the next business day.

**DISCUSSION ITEM 7 – Annual Election**

Jayla Walters explained that an election announcement via email will be sent on April 30, 2019. Candidacy statements should be submitted by May 8, 2019. Notification of candidate's night will be sent via email on May 12, 2019. Meet the Candidates night will be held on May 20, 2019. The annual election package will be mailed to homeowners on May 22, 2019. The Annual meeting is scheduled for June 11, 2019.

**OPEN FORUM**

Items Discussed:

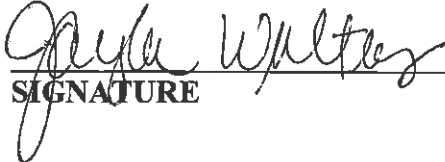
- Homeowner inquired if parking passes would be considered for The Point. This would be a logistical issue and there will be no street parking access allowed in this area. Homeowners who park on the sidewalk should be ticketed. Clarification on this matter will be sent via email to homeowners.
- Parking resolutions for The Point will be researched by the Board and committee members. Parking tags for the community spaces were suggested. Homeowner suggested charging for parking passes.
- Homeowner inquired if Lennar or the community was paying for the bio-swale regrading. The Association is responsible as Lennar turned that area over. Tamru Demsash clarified that an inspection will be completed prior to payment.
- Homeowner expressed her appreciation to Management for making her experience with renting the clubhouse smooth and simple.
- Homeowner inquired about placement of trashcans as several trash cans have been seen in driveways for up to a full week following trash pickup. This matter will be put on the agenda for next week. Trash cans that are noted in driveways will be cited and potentially fined and homeowners can feel free to submit a report to Management via TownSq.

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**NEXT MEETING:** May 14, 2019

**AJOURNMENT**

Jayla Walters made a motion to adjourn the Regular Session at 7:58 p.m. Michael Brown seconded, motion passed.

  
\_\_\_\_\_  
**SIGNATURE**

5-16-19  
\_\_\_\_\_  
**DATE**