

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON MARCH 12, 2019

The Board of Directors of the Tanyard Springs Homeowners Association met on March 12, 2019. The following persons were in attendance:

BOARD OF DIRECTORS

Jayla Walters, President

Michael Brown, Treasurer

Jason Hnat, Secretary

Tim Swigert, Vice President

Tom Balsamo, Director

Tamru Demsash, Community Manager, CMC

Nancy Puckett, Assistant Manager, CMC

Sheriff Bah, Portfolio Manager, CMC

Recording Secretary, just a MINUTE!

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 legal issues.

REGULAR SESSION

HOMEOWNERS PRESENT- Refer to sign in sheet.

CALL TO ORDER

Jayla Walters called the Regular Session to order at 7:18 p.m.

AGENDA

Jayla Walters made a motion to approve the Agenda as amended. Michael Brown seconded, all in favor. No objections, motion passed.

MINUTES

Jayla Walters made a motion to approve Minutes of the Regular Session on February 12, 2019 as amended. Tim Swigert seconded, motion passed.

COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE

Dave reported:

- 814 users on TownSq representing over 50% of the community
- Jayla Walters inquired if either a banner or letters would help increase homeowner compliance with TownSq.

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON MARCH 12, 2019

DESIGN REVIEW COMMITTEE

Michael Brown reported:

- Seven applications this year with an average response time of 8.2 days.

FINANCE COMMITTEE

Michael Brown reported:

- Responsibilities and roles were discussed at the most recent meeting prompting inquiry with the Board regarding a charter.

MANAGEMENT COMPANY RESEARCH COMMITTEE

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

RECREATION COMMITTEE

Michael Brown reported:

- Meeting will be held on March 13, 2019 and pool registration will be discussed.

RULES AND REGULATIONS COMMITTEE

Ad hoc Committee - No report.

SOCIAL COMMITTEE

Jayla Walters reported:

- Movie day was held recently with a double feature, however there was a small turnout of homeowners due to weather issues and rescheduling.
- Jenos food truck has expressed interest with coming to the community. More information will be advertised as it is available.
- Men's Night and Block Parties have been discussed with the committee.
- Calendar is available on TownSq.

PARKING AND TRAFFIC COMMITTEE

Tim Swigert reported:

- Street parking will not be allowed on the Point. On March 18, 2019 all illegally parked vehicles will be tagged.

MANAGEMENT REPORT

Management reported:

- Snow season seems to be over and pool season will be starting soon. Information for registration is available on the website.

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
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- Pictures will be manually uploaded by Management for the pool passes. Management will be available on Tuesdays until 7 p.m. for homeowners who need assistance with pool registration.
- Research for bio-swale maintenance is currently being researched.
- Homeowner's directory will be supplied to the communication committee to assist with TownSq.

TREASURER'S REPORT

Michael Brown presented the treasury report for January 2019.

Operating Accounts	\$1,672,928.90
Delinquent Accounts (134)	\$ 113,252.38
Total accrued reserves	\$1,128,266.99
Unappropriated Owner's Equity	\$1,389,487.85

The Association has a delinquency rate of 6.2%.

The Tanyard Springs HOA spent a total of \$173,290 in snow removal for the overall community. Snow removal in HOA common areas cost the Association \$72,926.75 while the clubhouse snow removal was \$16,917. The snow removal in townhome areas cost the Association \$73,587. Pretreatment of the Association amenities on average cost \$8,597.50. This could vary depending on how much brine was used pending the weather forecast and if the Association only pre-treated roadways or did roadways and sidewalks. During FY19, there were a total of seven callouts for AMG. On average, each call cost the Association \$24,755.71. There were two storms that cost the Association over \$59K each. The first storm was on January 11-14, 2019 and the second storm was on February 19-21. Management worked with AMG during both storms to negotiate a 10% reduction in costs for each occurrence.

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BOARD OF DIRECTORS MEETING
7 P.M. ON MARCH 12, 2019

MATTERS FOR BOARD DECISION

ACTION ITEM 1 – Draft Audit Approval

Jayla Walters motioned to approve the FY 2018 draft audit as presented. Michael Brown seconded, motion passed. Michael Brown would like the audit to be modified to reflect the changes. Tamru Demsah suggests approving so that the process may begin and the modifications be made.

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

ACTION ITEM 2 – New Printer for Office

Tamru Demsash explained that the old printer was a lease to own and new printer(s) would cause the HOA to accrue a cost that was not previously budgeted for.

Jayla Walters motioned to approve replacing the existing Konica Minolta Bizhub C452 printer in the clubhouse offices. Michael Brown seconded. Jayla Walters suggests this issue be tabled so that printer proposals may be reviewed.

MATTERS FOR BOARD DISCUSSION

DISCUSSION ITEM 1 – Security Patrol Contract

Tim Swigert explained that the new Security Patrol Contract will cover four-hour shifts and will occur seven days a week. Jayla Walters motioned to approve the security patrol contract starting March 19, 2019 with off duty Anne Arundel County police officers at a cost of \$50 per hour, they will be taxed via 1099 at the end of the year. Shifts will last four hours and will occur seven days a week. There will be one officer at any given time and will check the community center, parks, basketball/tennis courts, and tot lots. They will have the right to ticket and authorize towing. They will be in a marked vehicle and can arrest and issue citations. Logs will be provided to Management. The weeks range from Monday to Sundays. Contract to be paid from GL# 6440. 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			

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON MARCH 12, 2019

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

DISCUSSION ITEM 4 – TownSq

Management requests that 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 – Bike Rack Relocation

Management received a suggestion to relocate bike rack in Section D to Mockingbird Circle. The bike rack is currently surrounded by trees and does not seem to be used in Section D. There is no bike rack at Mockingbird Circle. Management will move the bike rack.

DISCUSSION ITEM 6 – Commercial Vehicles

Management has received multiple complaints regarding work trucks/commercial vehicle. They encourage homeowners to refer to the Rules and Regulations to review the guidance on what constitutes commercial vehicles. Tom Balsamo stated that the Board should consider having regulations on multiple work vehicles. Tamru Demsash explained that enforcement could be an issue with small business vehicles or a fleet of vehicles.

DISCUSSION ITEM 7 – Reserve Study Update

Jayla Walters explained that in order to align the reserve study to a change in the fiscal year, Becht Engineering would charge additional fees. The actual components of the reserve study will not change, just the fiscal year beginning/end months. Tamru Demsash will contact Becht Engineering for more information on this matter.

DISCUSSION ITEM 8 – Committee Charter

Michael Brown inquired about a committee charter for the finance committee. Tamru Demsash stated that examples can be provided by Management.

OPEN FORUM

Items Discussed:

- Homeowner expressed concern that information has not been presented very frequently to homeowners.
- Homeowners should be wary that there are multiple Facebook pages and all official information is accessible on TownSq.
- Parking on Heritage Crossing has been expanding past the no parking signs. Tamru

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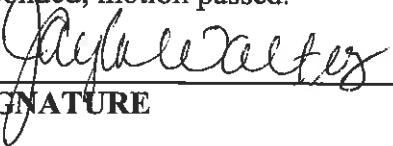
Demsash explained that Management is aware of these vehicles and the citation process has started. The non-emergency number should be utilized if a homeowner notices these issues after hours.

- Multiple homeowners feel banners would decrease the aesthetic of the entrance.
- Homeowner suggests reusable signs as opposed to hanging notices on mailboxes.

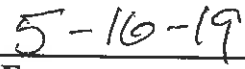
NEXT MEETING: April 9, 2019

AJOURNMENT

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



SIGNATURE



DATE