

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

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

**BOARD OF DIRECTORS**

Jayla Walters, President

Michael Brown, Treasurer

Jason Hnat, Secretary (absent)

Tim Swigert, Vice President

Tom Balsamo, Director

Tamru Demsash, Community Manager, CMC

Nancy Puckett, Assistant Manager, CMC

Recording Secretary, just a MINUTE!

Sheriff Bah, Portfolio Manager, CMC

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

**STATEMENT OF EXECUTIVE SESSION**

The Board opened Executive Session at 6:32 p.m. at the January 8, 2019, Board of Directors Meeting to discuss amendments to the minutes.

**REGULAR SESSION**

**CALL TO ORDER**

This meeting was called to order at 7:03 p.m. by Jayla Walters.

**AGENDA**

Jayla Walters made a motion to approve the Agenda as amended. Michael Brown seconded and amended to clarify that rental restrictions discussion item is for individual homes and not the clubhouse-all in favor. No objections, motion passed.

**MINUTES**

Jayla Walters made a motion to approve Minutes of the Regular Session on January 8, 2019 as presented. Tim Swigert seconded, motion passed.

**COMMITTEE REPORTS**

**COMMUNICATIONS COMMITTEE**

Cris Martin reported:

- 720 homeowners are currently using TownSq

**DESIGN REVIEW COMMITTEE**

Michael Brown reported:

- In 2018, there were 101 total applications with 93 approved and 3 approved with

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

stipulations. One application is still in progress, three were incomplete, one applicant moved away, and five applications were due resale.

- In 2018, there were 111 total improvement requests, averaging 8.4 applications per month with an average response time of 10.3 days.

**FINANCE COMMITTEE**

Michael Brown reported:

- Next meeting to be held on February 19, 2019. Anyone may attend, check TownSq for weather updates.

**MANAGEMENT COMPANY RESEARCH COMMITTEE**

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

**RECREATION COMMITTEE**

Michael Brown reported:

- Meetings have been deferred until March and will include pool opening discussions.

**RULES AND REGULATIONS COMMITTEE**

Ad hoc Committee- No report.

**SOCIAL COMMITTEE**

Jayla Walters reported:

- Social calendar has been completed and is posted to TownSq.
- Grand opening for the pool is scheduled for May 2019.

**PARKING AND TRAFFIC COMMITTEE**

John reported:

- Meeting was held on January 24, 2019 and more information is being gathered on speed humps.
- Questions have been posed regarding school crosswalks and a future meeting will be held to have the community pose questions.
- Department of Roads is now fully informed of the streets that they are responsible for.

**MANAGEMENT REPORT**

Management reported:

- Lennar repaired some of the landscaping issues of lot 1A, however we are still out of compliance. The attorney explained that because there are homeowners in the lot that pay HOA fees, the HOA is responsible for the cost. Jayla Walters stated she will be contacting the county to see how to move forward regarding the swales.
- The TownSq calendar is completely updated with social committee events and clubhouse

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

rentals.

- The tablet has been fully set up and is ready for use.
- Management has met with maintenance personnel, and future reports will include updates and photographs of the work that is completed.
- The security company has not been submitting reports to NCR and Management will follow up on this matter.
- Dog stations are being pilfered of bags and Management will continue to monitor the situation.
- Management will meet with the DRC to discuss usage of signs on individual homeowner's yards.

**TREASURER'S REPORT**

Michael Brown presented the treasury report for December 2018.

Operating Accounts	\$ 1,470,928.90
Delinquent Accounts (117)	\$ 104,157.78
Total accrued reserves	\$ 1,109,938.99
Unappropriated Owner's Equity	\$ 1,426,940.00

The association has a delinquency rate of 5.20%. Delinquencies will result in loss of gym, pool, and use of other amenities.

Management closely monitors the potential for snow and ice. Snow removal pre-treatment costs between \$10K-\$16K for the entire community.

**MATTERS FOR BOARD DECISION**

**ACTION ITEM 1 – Resurfacing of Tennis and Basketball Courts**

Jayla Walters explained that this matter has been tabled several times. Tom Balsamo stated that this matter should be completed as soon as possible for the court to be ready for use in the Spring. Tom Balsamo also inquired about how well funded the reserves are currently. Sheriff Bah suggested that a reserve study be considered for the near future.

Jayla Walters motioned to approve the proposal from Mid Atlantic to resurface the basketball and tennis courts. The total cost will not exceed \$30K and will be expensed to the Reserve account for FY 2019. Michael Brown seconded. Tim Swigert stated that there is currently no need to have this completed as the status is not considered unsafe. Should the basketball court be vandalized in the future, no action shall be taken by the Board. Motion passed.

	In Favor	Opposed	Abstained	Absent
Thomas Balsamo	X			

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

Michael Brown	X			
Jason Hnat				X
Timothy Swigert	X			
Jayla Walters	X			

**ACTION ITEM 2 – Removal of Unsafe Tree**

Jayla Walters motioned to approve AMG’s proposal to remove an unsafe tree from behind one of the homes on Gaston Place. The total cost will not exceed \$1,075 and will be expensed to GL #6165-Tree Removal. Michael Brown seconded. Michael Brown amended the motion to approve AMG’s proposal to remove an unsafe tree from behind 7720 Gaston Place. The total cost will not exceed \$875 and will be expensed to GL #6165 – Tree Removal. Jayla Walters 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 – Laser Printer**

This matter will be tabled to allow Management time to research laser printer options for purchase or lease.

**MATTERS FOR BOARD DISCUSSION**

**DISCUSSION ITEM 1 – Security Patrol Contract**

Jayla Walters motioned to sever the contract with Safe Alert as of March 18, 2019. The Board will be changing direction and utilizing the Anne Arundel County Police Department. Tom Balsamo seconded, motion approved.

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

**DISCUSSION ITEM 2 – Self Help Clause**

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

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

**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**

TownSq Forum is used for homeowner discussions. Homeowners needing assistance from Management or Board members should send a request. Closed homeowner requests should not be re-opened; rather a new ticket should be completed to allow for Management to receive notice. Most in process requests are in process with the Design Review Committee, as these matters are awaiting final pictures and will be closed through C3. Homeowners should submit final pictures as soon as possible to allow these applications to be closed. Currently, there are no consequences for failure to submit final pictures, however the committee may consider changing this in the future.

**DISCUSSION ITEM 5 – Short Term Rentals**

Michael Brown explained that several homeowners have expressed issues with renters in the community. Sheriff Bah stated that there are no regulations for short term rentals on homes built after 1992 and having regulations may impede new homeowners from getting loans within the community.

**DISCUSSION ITEM 6 – Volunteer Applications**

Jayla Walters motioned to approve David Gurule, Alexander Katcoff, and Cheryl Brownell as volunteers to the finance committee. Tom Balsamo seconded, motion passed.

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

Jayla Walters motioned to approve Jessica Arsenault as a volunteer to the Design Review Committee. 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			

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**OPEN FORUM**

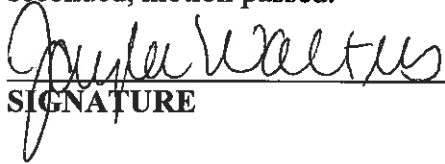
Items Discussed:

- Solley Elementary parents and visitors are still parking in the community. Letters were sent to all families of Solley Elementary and the Anne Arundel County School Board was contacted regarding this matter.
- TownSq will show the rate increase, totaling \$92, beginning in March.
- Committee members should receive Code of Conduct from Management.
- Final pictures can be submitted as a request through TownSq.
- There may be homeowner surveillance that has recorded the issues at the dog stations.

**NEXT MEETING:** March 12, 2019

**AJOURNMENT**

Jayla Walters made a motion to adjourn the Regular Session at 8:23 p.m. Michael Brown seconded, motion passed.

  
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SIGNATURE

3-15-19  
DATE