

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**7 P.M. ON JANUARY 8, 2019**

The Board of Directors of the Tanyard Springs Homeowners Association met on January 8, 2019. The following persons were in attendance:

**BOARD OF DIRECTORS**

Jayla Walters, President

Michael Brown, Treasurer

Jason Hnat, Secretary (arrived late)

Tim Swigert, Vice President

Tom Balsamo, Director

Tamru Demsash, Comm Mgr, CMC (absent)

Nancy Puckett, Assistant Manager, CMC

Sheriff Bah, Portfolio Manager, CMC

Recording Secretary, just a MINUTE!

**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 address issues with delinquent accounts.

**REGULAR SESSION**

**CALL TO ORDER**

Jayla Walters called the Regular Session to order at 7:02 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 December 11, 2018 as presented. Tom Balsamo seconded, motion passed. Michael Brown has stated that for future Minutes that the delinquency rate should be included following the financial report.

**COMMITTEE REPORTS**

**COMMUNICATIONS COMMITTEE**

Tim Swigert reported:

- TownSq is up and running
- If errors occur when using TownSq, it is recommended to logout and login again prior to reporting the error.

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**7 P.M. ON JANUARY 8, 2019**

**DESIGN REVIEW COMMITTEE**

Jayla Walters reported that Documents have been reviewed and will be forwarded to the Board at a later date.

**FINANCE COMMITTEE**

Tom Balsamo reported:

- Proposed budget was reviewed and cost saving methods were reviewed.
- Volunteers are always needed for the committee
- Budget questions should be emailed through TownSq as a request

**MANAGEMENT COMPANY RESEARCH COMMITTEE**

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

**RECREATION COMMITTEE**

Michael Brown reported that a meeting will be held on January 10, 2019 to discuss the pool and the dog park

**RULES AND REGULATIONS COMMITTEE**

Ad hoc Committee - No report.

**SOCIAL COMMITTEE**

Committee member reported:

- Survey complete and received 61 comments and feedback.
- Volunteers were identified via the survey.
- Budget will be finalized and will be presented to the Board once complete.

**PARKING AND TRAFFIC COMMITTEE**

Tim Swigert reported there are no changes to parking in Section D, however changes are in the works with updates coming soon.

**MANAGEMENT REPORT**

Management reported:

- Plan for the sidewalk from Mockingbird Circle to Solley Elementary is being finalized and the contractor is slated to break ground soon.
- Storage options for the HOA have been researched and Management recommends purchasing a storage shed in lieu of a POD rental.
- Management will begin the purchasing process for a tablet for Board use.
- Discussed the towing process for NCR regarding repeated tagging of vehicles.

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**7 P.M. ON JANUARY 8, 2019**

**TREASURER'S REPORT**

Michael Brown presented the treasury report for November 2018.

Operating Accounts	\$ 1,466,176.36
Delinquent Accounts (111)	\$ 100,265.24
Total accrued reserves	\$ 1,091,609.99
Unappropriated Owner's Equity	\$ 1,359,052.20

The Association has a delinquency rate of 5.60%. The delinquency rate currently includes debtors who no longer live in the community but have an outstanding balance with the HOA.

During Fiscal Year 17, the Board voted to institute a 3-5-year financial plan to properly fund the reserves and to positively affect owner's equity.

**MATTERS FOR BOARD DISCUSSION**

**DISCUSSION ITEM 1 – Proposed Draft Budget for FY 19**

Board will have a working meeting on January 24 to discuss the proposed draft budget. Please submit the questions and comments through TownSq prior to the meeting. Forums can be beneficial for homeowners to discuss the budget. However, Management will not see budget questions unless they are submitted through a TownSq request.

**DISCUSSION ITEM 2 – Security Patrol Contract**

The current contract will not be cancelled until February 1, 2019.

**DISCUSSION ITEM 3 – Self Help Clause**

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

**DISCUSSION ITEM 4 – Security Camera Update**

Bathrooms in the clubhouse were vandalized. Security cameras are not able to be installed in that location. Some individuals were identified and their keycards were revoked.

**OPEN FORUM**

Items Discussed:

- The storm water management plan and bio-swale maintenance.
- Homeowner questions for the proposed budget for FY 19 can be directed to management prior to the January 24, 2019 meeting. Several homeowners have worked on spreadsheets.
- Homeowner stated that Solley Elementary employees/parents are utilizing the parking spaces for the community.
- Parents at the bus stop/school zone often hold up traffic while loading and unloading children.
- Flooding issues in the community should be communicated to Management through

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**7 P.M. ON JANUARY 8, 2019**

TownSq.

- Suggestion for an electronic marquee for community events and notices.

**NEXT MEETING:** February 12, 2019

**AJOURNMENT**

Jayla Walters made a motion to adjourn the Regular Session at 9:04 p.m. Michael Brown seconded, motion passed.

Jayla Walters  
SIGNATURE

3-14-19  
DATE