

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON NOVEMBER 13, 2018

The Board of Directors of the Tanyard Springs Homeowners Association met on November 13, 2018. The following persons were in attendance:

BOARD OF DIRECTORS

Jayla Walters, President
Jason Hnat, Secretary
Tom Balsamo, Director

Tim Swigert, Vice President
Michael Brown, Treasurer

OTHERS

Tamru Demsash, Community Manager CMC
Sheriff Bah, Portfolio Manager, CMC

Recording Secretary, just a MINUTE!
Nancy Puckett, Assistant Manager, CMC

HOMEOWNERS PRESENT – 8

STATEMENT OF EXECUTIVE SESSION

The Board opened Executive Session at 6:30 p.m. at the October 9, 2018, Board of Directors Meeting to address homeowner requests and issues with delinquent accounts.

REGULAR SESSION

CALL TO ORDER

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

AGENDA

Jayla Walters made a motion to approve the Agenda as amended. Thomas Balsamo seconded, motion passed.

MINUTES

Jayla Walters made a motion to approve the Minutes of the Regular Session on October 9, 2018. Thomas Balsamo seconded, motion passed.

OPEN FORUM

Topics discussed:

- Homeowner inquired if the furniture in the clubhouse is cleaned. Jayla Walters will inquire.
- Jason Hnat reminded homeowners that effective January 2019, the Board of Directors meeting format will change to one Open Forum at the end of the meeting.
- Residents were encouraged to adhere to parking regulations.

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COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE

Michael Brown reported:

- The next committee meeting is scheduled for November 19, 2018.
- The committee is on task working on TOWNSq and the website.
- Jayla Walters asked for a Holiday Newsletter.

DESIGN REVIEW COMMITTEE

Jayla Walters reported:

- Two residents have joined the Design Review Committee.
- There was vandalism in the new dog park area. New sensor lights have been installed in this area.
- The current DRG is too large, working to streamline this document.
- To date 91 applications have been reviewed.
- Homeowner suggested to install stepping stones to the path leading to the dumpster because the grass is beaten down in this area.
- The next committee meeting is scheduled on December 8, 2018.

FINANCE COMMITTEE

- The proposed budget has been reviewed and questions are being developed.
- Two homeowners currently serve on this committee.
- There will be a 30-day period for homeowners to review the budget.
- Residents are encouraged to join this committee which currently has no members.

MANAGEMENT COMPANY RESEARCH COMMITTEE

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

RECREATION COMMITTEE

Michael Brown reported:

- Recommend to repair/replace pool furniture in the next budget.
- The basketball will be re-surfaced once a camera has been installed.
- The tennis court will be resurfaced.

RULES AND REGULATIONS COMMITTEE

Ad hoc Committee – No report.

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SOCIAL COMMITTEE

Jayla Walters reported:

- Holiday Party Martini & Mistletoe is scheduled on December 1, 2018.
- Holiday Tree Lighting in front of the clubhouse is schedule on December 6, 2018.
- Breakfast with Santa and 5K Jingle Run is scheduled on December 8, 2018.
- New Year's Eve party is scheduled on December 31, 2018.
- The next meeting is scheduled on the second Thursday in December.

PARKING AND TRAFFIC COMMITTEE

Tim Swigert reported the items discussed at August 8, 2018 meeting:

- School crossing with crosswalks for children and speed bumps at Heritage Crossing is being evaluated by traffic engineering via the County School Transportation Department.
- The curbs and corners will be painted yellow.
- The next meeting date will be posted on official Facebook and eBlast.

MANAGEMENT REPORT

Management reported:

- Existing cameras have been replaced with new HD cameras in around the clubhouse.
- A check for \$3,192 was received by Lambert Cable for damages.
- Easement agreement for Mockingbird has been signed and picked up by Mr. Pruitt.
- Door hangers for violation notices have arrived and Management will start using the hangers next week.
- Vegetation Maintenance Plan was submitted to the county and anticipating to receive a response regarding the dead tree removal process at Oak Pointe.
- A budget for two comprehensive architectural inspections for the upcoming fiscal year was discussed.
- Three vehicles were towed since November 1, 2018 for No Parking Zones parking. The goal is to ensure every Friday by C.O.B. items have been resolved and cars removed from the premises.

TREASURER'S REPORT

Michael Brown presented the treasury report for September 2018.

Operating Accounts	\$1,356,037.20
Delinquent Accounts (115)	\$ 78,450.54
Total Accrued Reserves	\$1,054,952.99
Unappropriated Owner's Equity	\$1,258,316.20

MATTERS OF BOARD DECISION

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ACTION 1. RATIFICATION OF EVOTE TO DISSOLVE NEIGHBORHOOD WATCH COMMITTEE

I move to ratify the e-vote to dissolve the Neighborhood Watch Committee as it stands currently, and to move the volunteer to the Traffic and Parking Committee effective November 13, 2018.

Motioned: Jayla Walters

2nd Thomas Balsamo

Board Member	In Favor	Opposed	Abstain	Absent
Thomas Balsamo	X			
Michael Brown	X			
Jason Hnat	X			
Tim Swigert	X			
Jayla Walters	X			

ACTION 2. RATIFICATION OF EVOTE TO USE TOWNSq FOR THE HOA WEBSITE

I move to ratify the e-vote to use TOWNSq as the Tanyard Springs HOA website, as well as grant the Communications Committee the proper permissions to continue handling communications process to begin November 15, 2018. There will be no additional cost to the Association.

Motioned: Jayla Walters

2nd Michael Brown

Board Member	In Favor	Opposed	Abstain	Absent
Thomas Balsamo	X			
Michael Brown	X			
Jason Hnat	X			
Tim Swigert	X			
Jayla Walters	X			

ACTION 3. MOTION TO CHANGE COMMITTEE LIAISONS TABLED

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**ACTION 4. MOTION TO APPROVE RESURFACING BASKETBALL AND TENNIS COURTS
TABLED**

BOARD AWARENESS/DISCUSSION ITEMS

NO OUTLET SIGN AT BLUFFTON DRIVE AND GUNMILL LANE

The Board discussed there will not be no new outlet signs.

SECURITY PATROL CONTRACT

The month to month Security contract will remain in place. Management requests using proper channels when reporting concerns regarding security patrol. Security has been effective with removing abandoned cars and cars without tags. Management will schedule a meeting with security contractors to discuss concerns.

UPDATE ON COUNTY ROADS/CROSSWALK REQUEST

Management is waiting for information from the county regarding the status of this request.

NEW POOL OPERATIONS PROCEDURE

The Board conducted a telephone conference with Cell Badge Pool Access Solution. The features of this online platform were discussed with homeowners:

- 12-month online database that requires an online subscription.
- Pool pass is valid for a lifetime.
- Homeowners can be deactivated; however, their data remains.
- Addresses can be accessed via street name.
- Lifeguard pool tablet is provided.
- The cost is \$2K per year regardless of the number of homeowners.

TOWNSq

Town Square is a user-friendly cellular phone application owned by CMC that Homeowners can use to pay monthly assessments. Homeowner inquired how quickly late fees are assessed when utilizing the app. Michael Brown will follow up with homeowner.

TABLET FOR THE ASSOCIATION

Michael Brown made a motion to approve the purchase of a tablet for the Association with an unlimited data plan. Thomas Balsamo seconded, motion passed.

NO PARKING SIGNS ON HERITAGE CROSSING

TABLED. It was recommended to survey the residents on Heritage Crossing before making a decision.

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ADDITIONAL MEMBER TO THE COMMUNICATIONS COMMITTEE

Homeowner Cris A. Martin has volunteered to join the Communications Committee.

BUDGET

The Open Meeting for the 2019 Budget is scheduled for January 24, 2019 at 7 p.m.

PAINTING OF CURBS

Management and Tim Swigert will conduct a walk through starting with Section D and Oak Point.

ACTION ITEMS

Management will follow-up on specific items.

OPEN FORUM


Items Discussed:

- Homeowner recommends adding crosswalks and full stop signs at intersections instead of speed bumps.
- Homeowners shared that the No Parking signs work perfectly in her area.
- Homeowner shared concerns regarding security patrol and recommends a tracking system to bring a level of accountability to the duties and responsibility of security patrol and also suggests discontinuing service for a specific time period to determine its effectiveness.

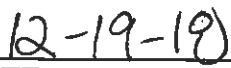
NEXT MEETING: DECEMBER 11, 2018

ADJOURNMENT

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



SIGNATURE



DATE