

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**7 P.M. On September 11, 2018**

The Board of Directors of the Tanyard Springs Homeowners Association met on September 11, 2018. The following persons were in attendance:

**BOARD OF DIRECTORS**

Jayla Walters, President  
Jason Hnat, Director (absent)  
Tom Balsamo, Secretary

Tim Swigert, Vice President  
Michael Brown, Treasurer

**OTHERS**

Tamru Demsash, Community Mgr. CMC (CM)      Recording Secretary, Tamru Demsash!  
Sheriff Bah, Portfolio Manager, CMC (PM)      Nancy Puckett, Assistant Manager, CMC

**GUESTS**

Alejandro Anvari- Anne Arundel County, Department of Public Works

**HOMEOWNERS PRESENT – 22**

**STATEMENT OF EXECUTIVE SESSION**

No Executive Session was held on 09/11/2018

**REGULAR SESSION**

**CALL TO ORDER**

Jayla Walters called the Regular Session to order at 7:04 p.m.

**AGENDA**

Jayla Walters made a motion to approve Agenda as amended. Michael Brown seconded, motion passed.

**MINUTES**

Jayla Walters made a motion to approve Minutes of the Regular Session on August 14, 2018. Michael Brown seconded, motion passed.

**GUEST**

Alejandro Anvari- Anne Arundel County, Department of Public Works

Topics discussed:

- County's proposal to construct a sidewalk for access to Solley Elementary School.
- The sidewalk will be constructed between 7328- 7330 Mockingbird Circle.
- The County will fully cover the construction of this project.

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- The County will plant bushes to protect the sidings of both homes and decrease the level of noise.
- The school will provide guards, who will escort the children to and from school.
- The County will warrant the pathway. However, maintenance would be the responsibility of the HOA.
- Because Lennar is still the Declarant for the Community, the Dead of Easement Agreement has to be signed by Lennar.
- Once approved by Lennar, the County will start and completed within a few months.
- Mr. Alejandro also confirmed that the County will pay for a walkway on Bluffton Drive.

**OPEN FORUM**

Items Discussed:

- Spraying for mosquitos will be scheduled for next year
- Monthly updates of the security patrol
- Residents are responsible for lawn maintenance of private property
- Trash and recycling must be stored in trash or recycling receptacles. Trash receptacles must be sealed with a lid when left out for collection.

**COMMITTEE REPORTS**

**COMMUNICATIONS COMMITTEE**

Michael Brown reported:

- The website is being updated to make it look a little bit better
- The committee needs the not for profit status to qualify for google apps.

**DESIGN REVIEW COMMITTEE**

- An application must be complete in order to initiate the 21 days processing time.
- Still looking to modify the DRG

**FINANCE COMMITTEE**

No report.

**MANAGEMENT COMPANY RESEARCH COMMITTEE**

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

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**NEIGHBORHOOD WATCH COMMITTEE**

Ad hoc Committee – No report.

**RECREATION COMMITTEE**

This committee will be overseeing the basketball and tennis courts, pools and playgrounds. Currently there is no membership participation. Residents are encouraged to join.

**RULES AND REGULATIONS COMMITTEE**

Ad hoc Committee – No report.

**SOCIAL COMMITTEE**

Sally Rejas reported:

- Has currently 5 active members.
- Movie Night event has been postponed due to the weather
- Volunteers needed for the upcoming Halloween Parade
- Currently planning for the new year eve party
- The first October Fest will be hosted on 09/29/2018
- Tanyard Cove and Creekside Village will join the October Fest
- The Baltimore kickers will also be present during this event

**PARKING AND TRAFFIC COMMITTEE**

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

- Ltn. Stanton will provide more parking spaces in section D (number of available spaces unknown).
- Need volunteers to remove no-parking signs
- Crosswalks for the several areas of the community have been requested.

**MANAGEMENT REPORT**

Management reported:

- Car violations protocol was discussed.
- The developers will conduct a walkthrough of the new sections before turnover.
- The Reserve Study has been reviewed and only the tennis court and basketball court are due for re-surfacing.
- Management will streamline the pool operations process for the next FY.
- Budget preparation is in full process.

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**TREASURER'S REPORT**

Michael Brown presented the unaudited Treasury Report for July 2018.

Operating Accounts	\$1,1243,770.18
Delinquent Accounts (107)	\$ 87,526.15
Total Accrued Reserves	\$1,018,294.99
Unappropriated Owner's Equity	\$1,150.074.74

**MATTERS OF BOARD DECISION**

I move to approve the removal of several no-parking signs in section D for a trial period. Signs will be re-installed if trial period should not be working as intended.

Motioned: Tim Swigert 2<sup>nd</sup> Michael Brown

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

I move to approve Alarm One's proposal to update the 9 security cameras to high definition for improved recording and reviewing. The cost of the proposed work will not exceed \$5000.

Motioned: Jayla Walters 2<sup>nd</sup> Michael Brown

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

I move to approve the Recreational Committee Charter as presented.

Motioned: Michael Brown 2<sup>nd</sup> Tim Swigert

<b>Board Member</b>	<b>In Favor</b>	<b>Opposed</b>	<b>Abstain</b>	<b>Absent</b>
Thomas Balsamo	X			
Michael Brown	X			
Jason Hnat				X
Tim Swigert	X			

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Jayla Walters	<b>X</b>			
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I move to ratify the Board’s decision to approve Jayla Walters as the DRC liaison and Tim Swigert as the Neighborhood Watch liaison.

Motioned: Jayla Walters

2<sup>nd</sup> Michael Brown

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

**BOARD AWARENESS/DISCUSSION ITEMS**

**Commercial Property**

Michael Brown reported the following message received from MacKenzi: “The remainder property was planned and approved for a large, grocery anchored shopping center and to date we have had no interest in this use. The feedback from the grocers and anchor, type retailers is that they need to be on a major thoroughfare rather than tucked within a neighborhood. We believe the highest and best use would be for garden style, multifamily units (apartments/ condos), maybe senior housing and a much smaller convenience retail center however the PUD prevents this use. Maybe with community support for a modification to the PUD we could create interest. We realize it is a bit of an eyesore when one enters the community to see a large barren piece of ground in what otherwise a very attractive residential neighborhood is”.

**Google Application**

The communications committee would like to use google apps to enhance communications among residents, Board members and Management.

**Community Census**

The Community Census is an ongoing survey that will provides vital information on a yearly basis about the community and its residents. This is a similar survey as the American Community Survey (ACS) used by the Government.

**Communications Method**

This is regarding the proper way to communicate with the Board and Management. Jayla advised residents to use the official communication method, which is the community website. Residents are encouraged through the website for any comments, complaints or recommendations.

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**Capital Improvement Projects**

Michael Brown stated that this is regarding items that should be addressed during the next fiscal years in accordance with the latest reserve study.

**Security Patrol Contract**

This is a month to month contract, and the Board approved contract for another month. The Board will revisit this contract on monthly basis and decide whether to extend or cancel the contract.

**Fines and Self-Help Clause**

The governing document empower the HOA to utilize the self-help clause and remedy any outstanding violations, should the resident fail to do so after all proper notifications. The invoice will then be billed to the violating residence. Though this clause has not been utilized in the past, the Board is integrating the idea of utilizing it in the future to maintain great appearance and improve property value.

**Common Area Seeding Project**

- Management has concluded a walkthrough with of all areas of concerns with bare earth and is currently awaiting proposal for repair.

**ACTION ITEMS**

Management will follow up on specific items.

**OPEN FORUM**

Items Discussed:

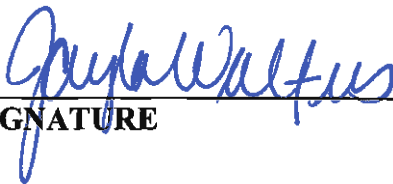
- AA County changed towing law/statue which prohibited towing contractors to tow from private streets except form overflowing parking spaces. This change will now empower towing contractors to service all private street areas.
- Predatory towing is still not permitted. As such, contractors can only tow after request by agents of the community.
- Management should communicate with NCR to make sure predatory towing is not taking place here at Tanyard.
- Residents are encouraged to utilize garages for parking.
- If residents' wish to extend the no-parking sing on Heritage Crossing, they are encouraged to call or email the AA County department of Traffic Engineering.
- Resident thanked the Board for everything they do for the community.
- Mold issues discovered in Ryan homes. Resident are encouraged to communicate with the builder directly.

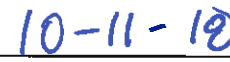
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**NEXT MEETING: SEPTEMBER 11, 2018**

**ADJOURNMENT**

Jayla Walters made a motion to adjourn the Regular Session at 9:14 p.m. Michael Brown seconded, motion passed.

  
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**SIGNATURE**

  
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**DATE**