

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON AUGUST 14, 2018

The Board of Directors of the Tanyard Springs Homeowners Association met on August 14, 2018. The following persons were in attendance:

BOARD OF DIRECTORS

Jayla Walters, President

Jason Hnat, Director

Tom Balsamo, Secretary (absent)

Tim Swigert, Vice President

Michael Brown, Treasurer

OTHERS

Tamru Demsash, Community Mgr CMC (CM)

Sheriff Bah, Portfolio Manager, CMC (PM)

Recording Secretary, just a MINUTE!

Nancy Puckett, Assistant Manager, CMC

GUESTS

Detective Burkhardt Anne Arundel County Police Department

Lt. Stanton Anne Arundel County Fire Marshall

HOMEOWNERS PRESENT – 25

STATEMENT OF EXECUTIVE SESSION

The Board opened Executive Session at 6:30 p.m. at the July 10, 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 7:02 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 July 10, 2018. Michael Brown seconded, motion passed.

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GUESTS

Detective Burkhardt Anne Arundel County Police Department
Lt. Stanton Anne Arundel County Fire Marshall

Topics discussed:

- Residents can block their driveway if the roadway is wide enough and there is not a no parking sign.
- Resident inquired if parking signs can be removed.
- Homeowner read a statement outlining his concerns with the parking restrictions on County roads.
- Resident expressed concern regarding cars driving fast in the community and requested speed control measures.
- Homeowners complained about not having enough parking.
- Homeowners encouraged to attend the next Traffic Committee meeting.
- Homeowner shared that there is not a clear walking path for children to walk to school and inquired if this could be addressed before school opens.
- Homeowners informed that they have access to the community plans online.
- The fire lane on Colburn is unpaved.
- Photos of cars that are illegally parked should be sent to Management.
- Homeowner inquired if Lennar could be held responsible for the parking shortage in the community.

OPEN FORUM

See second open forum.

COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE

Michael Brown reported:

- The Board will vote on a new member tonight.
- The newsletter is being revamped.

DESIGN REVIEW COMMITTEE

No report.

FINANCE COMMITTEE

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.

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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:

- The new day for planning meetings are on the first Wednesday of the month at 7:30 p.m.
- Cancelled events: Adult Halloween costume party and the next vendor event.

PARKING AND TRAFFIC COMMITTEE

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

- Installing crosswalks on Heritage Crossing.
- Parking shortage in the community.
- Diagrams of the Lofts at The Point were discussed.

MANAGEMENT REPORT

Management reported:

- Car violations protocol was discussed.
- The second traffic study was completed with speeds ranged at 33.6 mph and no maximum speeds over 50 mph. The county recommends crosshatching to better delineate that the shoulder is not to be driven upon. This could bring down speeds.
- The developers will conduct the walk through of the new sections before turnover.
- The Reserve Study will be reviewed to determine what projects need to be completed.
- A new laptop was purchased for the office.
- Pool capacity is 505. To date, capacity has not reached over 300.
- The \$200K will be reflected in the July 2018 Financial Report.

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TREASURER'S REPORT

Michael Brown presented the Treasury Report for June 2018.

Operating Accounts	\$1,191,774.30
Delinquent Accounts (104)	\$ 86,246.28
Total Accrued Reserves	\$1,002,047.99
Unappropriated Owner's Equity	\$1,129,338.80

MATTERS OF BOARD DECISION

ACTION 1. RATIFICATION OF EMAIL VOTES APPROVING NEW COMMITTEE MEMBERS

I move to ratify the Board's decision to approve Lance Konig, Jonathan Curtis, and Antonio Alaimo to the Traffic and Parking Committee, effective July 12, 2018, on the basis it is understood that Board and Committee business shall not be discussed on the unofficial Facebook group.

Motioned: Jayla Walters

2nd Jason Hnat

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

I move to ratify the Board's decision to approve Patrick Kelleher to the Recreational Committee, effective July 19, 2018, on the basis it is understood that Board and Committee business shall not be discussed on the unofficial Facebook group.

Motioned: Jayla Walters

2nd Jason Hnat

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

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I move to ratify the Board's decision to approve Charles Liebener to the Neighborhood Watch Committee, effective July 19, 2018, on the basis it is understood that Board and Committee business shall not be discussed on the unofficial Facebook group.

Motioned: Jayla Walters

2nd Jason Hnat

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

I move to ratify the Board's decision to approve David Gurule to the Communications Committee, effective July 24, 2018, on the basis it is understood that Board and Committee business shall not be discussed on the unofficial Facebook group.

Motioned: Jayla Walters

2nd Jason Hnat

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

I move to ratify the Board's decision to approve Cynthia F. Beard and Jennifer Hornbuckle to the Finance Committee, effective July 24, 2018, on the basis it is understood that Board and Committee business shall not be discussed on the unofficial Facebook group.

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			

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ACTION 2. RATIFICATION OF EMAIL VOTE TO APPROVE POOL LEAK DETECTION PROPOSAL

I motion to approve High Sierra's proposal for leak detection after the current pool season (September time frame) to detect the location of the current pool leak to cost no more than \$2,500 and to be invoiced to GL code #6700 – Pool Supplies/Repair and Maintenance.

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 APPROVE PROPOSAL FOR DEAD TREE REMOVAL IN SECTION A

I move to approve AMG's proposal for the removal of dead/dying trees behind 7690 Timbercross Lane and 7703-7705 Redcliff Court. The cost of the proposed work will not exceed \$3,470 and will be expensed to GL code #6165 – Tree Removal.

Motioned: Jayla Walters

2nd Jason Hnat

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

ACTION 4. MOTION TO APPROVE REPAIR OF BIOSWALE IN SECTION A

I move to approve AMG's proposal for the control of vegetation in the Storm Water Management area off of Timbercross Lane. The cost of the proposed work will not exceed \$395 and will be expensed to GL code #6110 – Landscape Repair & Maintenance.

Motioned: Jayla Walters

2nd Jason Hnat

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

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BOARD AWARENESS/DISCUSSION ITEMS

RECREATIONAL COMMITTEE CHARTER

Tabled.

SECURITY PATROL SERVICE CONTRACT

The number of incidents has decreased, nine issues have been reported and cars in parking violation have been reported.

IDENTIFICATION OF NEIGHBORHOODS PER THE DCCR

The Governing documents empower the Board to identify neighborhoods. This means if a specific neighborhood would like to have certain projects completed that will be used just by this one neighborhood, a special assessment can be levied just to this section of the community.

SECURITY CAMERA UPDATE

Tabled.

ADDITIONAL NO SOLICITING SIGNS REQUEST FOR OAK POINTE

The Board approved the purchase of additional no-soliciting signs for the new sections.

WEBSITE QUESTIONNAIRES

Committee will develop questions.

NATIONAL NIGHT OUT

This is a CMC sponsored event and is designed to:

- Heighten crime and drug prevention awareness
- Generate support for, and participation in, local anticrime efforts
- Strengthen neighborhood spirit and police-community partnerships
- Send a message to criminals letting them know neighborhoods are organized and fighting back

CMC recommends the participation of Tanyard Springs in 2019.

CAPITAL IMPROVEMENT PROJECTS

Reserve Study guidelines will be reviewed.

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UPDATE ON BASKETBALL COURT

Tabled.

ACTION ITEMS

Management will follow up on specific items.

OPEN FORUM

Items Discussed:

- Spraying for mosquitos.
- Monthly updates of the security patrol.
- Recommendations for Food Truck Friday's and a Farmer's Market on Sunday.
- Explanation of the collection policy for HOA dues.
- Broadcasting Board meeting live.
- No response from call made to police regarding marijuana smoking at a party last Friday.
- Inquiry regarding lifeguard being moved and no repercussions for the homeowner.

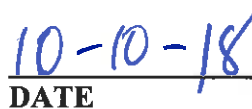
NEXT MEETING: SEPTEMBER 11, 2018

ADJOURNMENT

Jayla Walters made a motion to adjourn the Regular Session at 8:46 p.m. Michael Brown seconded, motion passed.



SIGNATURE



DATE