

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON JULY 10, 2018

The Board of Directors of the Tanyard Springs Homeowners Association met on July 10, 2018. The following persons were in attendance:

BOARD OF DIRECTORS

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

Tim Swigert, Vice President
Michael Brown, Treasurer

OTHERS

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

Recording Secretary, just a MINUTE!

STATEMENT OF EXECUTIVE SESSION

The Board opened Executive Session at 6:30 p.m. at the May 8, 2018, Board of Directors Meeting to address homeowner requests and issues with delinquent accounts.

REGULAR SESSION

HOMEOWNERS PRESENT – 34.

CALL TO ORDER

Jayla Walters called the Regular Session to order at 7:05 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 as amended on May 8, 2018. Tim Swigert seconded, motion passed.

GUEST SPEAKER

Milan – High Sierra Pools

- Difficulty hiring lifeguards due to JI Visa changes in 2014.
- There are four life guards assigned to the Tanyard Springs community.
- Complaints can be submitted to Management via the website.
- Three lifeguards rotate each station, the lifeguard on the chair is rescue ready.
- There are designated zones for each pool.
- The bathrooms are checked once or twice per hour.
- Pool Management is on the premises three to four times per week.

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON JULY 10, 2018

- Inspection occurs once or twice per week.
- The policy for closing the pool is for 45 minutes if thundering and lightening occurs. The gates are closed and locked.

OPEN FORUM

Items discussed during second open forum.

COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE

Michael Brown reported:

- The newsletter will be out by the end of the week, or early next week.
- The Welcome Packet will be available online.

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.

NEIGHBORHOOD WATCH COMMITTEE

Ad Hoc Committee – No report.

RECREATION COMMITTEE

This committee has been renamed the Recreation Committee from Basketball Committee. 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:

- Movie Night event was very successful. The double feature for adults 18 and older was held inside and 18 and under outside.
- Requests for the Board to review the Welcome Packet.
- In order to ensure that renters are included when sending the welcome packet, Management will identify renters.

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON JULY 10, 2018**

- The next event is the Yard Sale on 7/14/18. Management will post flyers.

PARKING AND TRAFFIC COMMITTEE

Tin Swigert reported:

- In process of working with Lt. Stanton to address parking issues.
- The Traffic Study revealed speeds 10 miles above legal speed limit.
- A second Traffic Study will begin in August 2018.
- Next steps: four or more cross hatch marking will be installed and continuously
 - covering each shoulder to discourage residents from using it as a lane.

MANAGEMENT REPORT

Management reported:

- Storage is becoming a bit challenging due to shortage of room.
- The entrance door to the gym must be repaired. A locksmith has been scheduled to offer a permanent solution.
- Management has observed illegal activity in the men's bathroom on several occasions. As such we will make sure to have this area inspected routinely by the newly hired security company and report any observed illegal activities to the proper authorities.
- Securitas would like to schedule a teleconference with the Board.

TREASURER'S REPORT

Michael Brown presented the treasury report for May 2018.

Operating Accounts	\$ 601,307.72
Delinquent Accounts (319)	\$ 84,649.35
Total Accrued Reserves	\$ 983,719.99
Unappropriated Owner's Equity	\$1,074,161.61

MATTERS OF BOARD DECISION

ACTION 1. TREE REMOVAL PROPOSAL FOR SECTION A

I move to approve AMG's proposal for the removal of four dead trees in several Single Family and Townhome sections that were observed at the end of June. The cost of the proposed work will not exceed \$2,400 and will be expensed to GL code #6165 Tree Removal.

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			

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON JULY 10, 2018

Jayla Walters	X			
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BOARD AWARENESS/DISCUSSION ITEMS

SECURITY PATROL SERVICE CONTRACT

Jayla Walters shared that the patrol service was hired on a temporary basis. The cost is \$21 per hour and \$840 per week. This is the first week the contract started. There has been some bumps. She encouraged residents to join the Neighborhood Watch Committee. Michael Brown informed residents to forward all complaints to Management.

BECHT ENGINEERING SURVEY

Jayla Walters shared there are some concerns regarding relocating the basketball court. The basketball court can be relocated and will be a five-step process per the county. The first step is to conduct a Grading Engineering Report. Becht's proposal for this report is \$3500, the second to obtain and review the cost of fencing, third obtain and review proposals, fourth decide on the two plots of land, and fifth determine what the court will be replaced with. A decision was made to not move forward with basketball court re-location project.

DKS IM SERVER ANNUAL SUBSCRIPTION

Management reported the annual subscription for Doorking security system will expire in August 2018, and payment will be made to re-new annual subscription prior to the deadline.

TOT LOT IN SECTION D

Management shared there have been complaints of children playing in the Tot Lot and walking into the street. The recommendation is for parents to monitor their children and to plant shrubbery to prevent children from walking in the street.

PARKING ISSUE IN SECTION A

Michael Brown shared that the No Parking signs appear to be ineffective on Briargrove Lane.

COMMITTEE LIASONS

Communications Committee – Michael Brown
Design Review Committee – No one assigned
Finance Committee – Jason Hnat
Management Company Research Committee – Thomas Balsamo
Neighborhood Watch - No one assigned
Rules and Regulations Committee – Ad Hoc
Recreation Committee – No one assigned
Social Committee – Jayla Walters

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON JULY 10, 2018

Parking and Traffic – Tim Swigert

NEW WELCOME PACKET

The Board will review and provide feedback by July 13, 2018.

MAILINGS TO HOMEOWNERS

Jayla Walters informed residents that the Board is responsible for the Annual Elections, Annual Budget mailings to homeowners and all other correspondence can be sent electronically. The cost for mailing these items are \$2K per mailing. The Board will follow up on ways for envelopes to stand out. Sally Rejas suggested to align social activities with mailings so that homeowners can receive correspondence at social activities therefore cutting down mailing costs.

BOARD THANK YOU

Michael Brown thanked Brian Turrell for his service on the Board.

ACTION ITEMS

Management will follow up on specific items.

OPEN FORUM

Items Discussed:

- The collection policy for HOA dues were explained.
- Homeowner questioned if all residents who should attend Board meetings actually attend, where they would meet. Jayla Walters responded the parking lot or pool area.
- Homeowner expressed interest in starting a pool committee and will follow up with Management.
- Homeowner requested an adult swim time period so that the children can take a break. The Board will follow up with their attorney regarding this matter.
- Residents were instructed to email Board members from the HOA website via the Contact Us page to report after hour parking issues.
- Homeowner inquired what happened to the robot company. Michael Brown replied that the county codes came down hard on utilizing these companies.

Security:

- The decision to move forward with utilizing a security patrol company was based on rule breakers, illegal activity, and vandalism in the community and not crime statistics.
- The No reports have been submitted to Management to date.
- There is no contract, the payment is month to month.
- No reports have been submitted to Management.
- The scope of their responsibilities is to be visible, patrol, and walk the common areas.
- Security Patrol Company will report individuals who break the rules to Management.
- Homeowner expressed concern that only one security officer is assigned to the

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON JULY 10, 2018

- community and the Board is throwing money at a solution.
- Securitas has been informed to patrol the Point neighborhood.
- There is not a maximum time frame for using this service.
- A list of 16 illegally parked cars were reported to the Board. The Board requests that complaints come to them.
- Homeowner inquired if security officer(s) must clock in. Board member responded there is a tracker on the patrol car.
- Residents request a clear set of expectations, timeline, a summary of reports, and procedures for holding them accountable to be presented at the August 14, 2018 Board meeting.

Traffic:

- Average speed per car is 10 mph over the speed limit. Eric Tabacek will monitor speed limits.
- The neighborhood traffic guidelines were recommended for review by the Board.
- Eric Tabacek and the Fire Marshall have been recommended to present to the Board.
- Management encouraged residents to attend county council meetings to discuss parking issues.

Parking:

- Homeowner expressed her frustration with July 3, 2018 a three-a.m. visit from the police asking her and other residents to move their cars.
- Management will follow up with cars that have expired tags.
- Homeowner complained that drivers are using the fire lane since Solly Road is blocked. A police car has blocked cars at the top of Sully Road.
- Homeowner inquired if the Board has considered a special assessment to build parking lots in the common areas and extend parking at the Point. The Board will review suggestions and follow up.
- Next steps are to invite the Fire Marshall to a Board meeting.

Basketball Court:

- Homeowner expressed concern for paying for relocating the basketball court.
- Homeowner expressed concern that only four people are complaining about the basketball court, and this should not determine relocation.
- Residents were encouraged to call the non-emergency 410 or 222-8610 if they have complaints regarding the basketball court.

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NEXT MEETING: AUGUST 14, 2018

ADJOURNMENT

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON JULY 10, 2018

Jayla Walters made a motion to adjourn the Regular Session at 9:44 p.m. Michael Brown seconded, motion passed.

Jayla Walters
SIGNATURE

8-22-18
DATE