

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON MAY 8, 2018

The Board of Directors of the Tanyard Springs Homeowners Association met on May 8, 2018. The following persons were in attendance:

BOARD OF DIRECTORS

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

Brian Turrell, 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

Executive Session was not held on April 10, 2018.

REGULAR SESSION

HOMEOWNERS PRESENT – refer to sign in sheet.

CALL TO ORDER

Jayla Walters called the Regular Session to order at 7:00 p.m.

AGENDA

Jayla Walters made a motion to approve Agenda as amended. Brian Turrell seconded, motion passed.

MINUTES

Brian Turrell made a motion to approve Minutes of the Regular Session on April 10, 2018 as amended. Michael Brown seconded, motion passed.

OPEN FORUM

Items Discussed:

- Homeowner shared concerns of a large dog running loose in the playground area.
- Homeowner shared concerns of non-compliance of traffic signs after almost being run down by a vehicle at the intersection near the mailboxes and inquired if a traffic study can be conducted.
- Homeowner expressed frustration of continuing to report the misuse of gym equipment without any apparent outcome. Tamru Demsash asked for a timeline of when the incident occurs to address the matter. Board Member encouraged homeowner to allow Management to resolve the issue and not to confront the individual.

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- Tamru Demsash shared that the homeowner has some valid points. The clubhouse is busy after 3:30 p.m. and they are often conducting business in their offices which makes it difficult for them to always check who is utilizing the gym. Management will remind residents that they have to be 18 years old or older to utilize the gym.

COMMITTEE REPORTS

BASKETBALL COMMITTEE

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

COMMUNICATIONS COMMITTEE

No report.

DESIGN REVIEW COMMITTEE

Michael Brown reported:

- There is a 7-10 day turn around process for Design and Review applications.
- Committee members discussed the guidelines and requested feedback from the community.
- Residents were referred to the website for the most updated documents.
- There are 43 applications completed to date.
- Residents were informed to send photos to Management before completing projects.

FINANCE COMMITTEE

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

MANAGEMENT COMPANY RESEARCH COMMITTEE

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

NEIGHBORHOOD WATCH COMMITTEE

Ad Hoc Committee – No report.

RULES AND REGULATIONS COMMITTEE

Ad Hoc Committee – No report.

SOCIAL COMMITTEE

Social Committee Chair reported:

- Over 50 residents attended the Cinco De Mayo event.
- The Lip Sync Off was a success.
- Committee members are in the process of developing a welcome package for new residents, and will reach out to homeowners who purchased their homes in August 2017.
- Future events: Yard Sale, Pool Opening, and a Cigar Evening on May 9, 2018.

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PARKING AND TRAFFIC COMMITTEE

No report.

MANAGEMENT REPORT

Tamru Demsash reported:

- Four proposals have been attained for the new basketball court.
- Two cameras have been installed near the dumpster.
- There will be extended hours every second Tuesday of the month for residents to pick up pool passes.
- Annual Election Important Dates to remember:
 - April 30, 2018 – Eblast Annual Election announcement.
 - May 9, 2018 – Due date for Candidacy Statement submission.
 - May 14, 2018 – Eblast notification for Meet the Candidates Night.
 - May 22, 2018 - Meet the Candidates Night- facilitated by Jason Hnat.
 - May 23, 2018 – Send Annual Election package.
 - June 12, 2018 – Annual Meeting
 - June 28, 2018 – Reconvened Meeting.

TREASURER’S REPORT

Michael Brown presented the treasury report for February 2018.

Operating Accounts	\$389,863.52
Delinquent Accounts (154)	\$ 58,107.94
Total Accrued Reserves	\$948,867.99
Unappropriated Owner’s Equity	(\$164,362.46)

MATTERS OF BOARD DECISION

ACTION 1. MOTION TO APPROVE SECURITY CAMERA PROPOSAL

Motioned: **TABLED**

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ACTION 2. MOTION TO APPROVE HVAC MAINTENNANCE PROPOSAL

I move to approve the HVAC inspection proposal of AMG in the amount of \$650 effective 05/15/2018. The cost will be expensed to GL 6625.

Motioned: Jayla Walters

2nd Brian Turrell

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

ACTION 3. – MOTION TO APPROVE TREE REPLACEMENT ON TANYARD SPRINGS LANE

I move to approve AMG’s proposal for the replacement of dead trees on Tanyard Springs Lane that were removed last fall. The cost of the proposed work will not exceed, \$3,522 and will be expensed to GL code #6160 – Tree Maintenance option one Black Gum trees.

Motioned: Jayla Walters

2nd Brian Turrell

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

ACTION 4. – MOTION TO APPROVE TREE REPLACEMENT ON LOT 1 SECTION A, AND OAK POINTE

I move to approve AMG’s tree work as well as shrubs/tree installation proposal for 6 trees and 5 shrubs in the amount of \$1,660. The cost will be expensed to GL 6160 and 6165, Tree maintenance and Tree removal. The trees are located in Section A, Lot 1 and Oak Pointe.

Motioned: Jayla Walters

2nd Brian Turrell

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

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ACTION 5. – MOTION TO APPROVE THE TRANSFER OF \$20K

I move to approve the transfer of \$200K from the Operating Account to the Reserve Account.

Motioned: Jayla Walters

2nd Thomas Balsamo

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

BOARD AWARENESS/DISCUSSION ITEMS

SECURITY PATROL SERVICE CONTRACT

The Board decided not to accept Securitas patrol service and camera update proposal. Instead, Management should obtain additional bids for security patrol.

PET WASTE STATION, MAINTENANCE & JANITORIAL SERVICES

The Board selected AMG Maintenance 5x weekly option for the total annual cost of \$67,200 starting May 11, 2018.

Motioned: Brian Turrell

2nd Jayla Walters

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

ANNUAL ELECTION

The Annual election will occur on June 12, 2018 if quorum is not reached the reconvened meeting is scheduled for June 28, 2018. There are three open Board positions and 2 applications have been submitted to date.

UPDATE - NO PARKING RESTRICTIONS ON HERITAGE CROSSING/TS LANE

No report.

ACTION ITEMS

Tamru Demsash will follow up on specific items.

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OPEN FORUM

Items Discussed:

- Tanyard Springs Point completed, and turned over to HOA.
- Parking restrictions have not gone into effect for single family homes.
- Residents were encouraged to call 311 or 222-8610 regarding their speeding concerns on Tanyard Springs Lane.

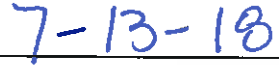
**NEXT MEETING: JUNE 12, 2018 – ANNUAL MEETING
JUNE 28, 2018 – RECONVENED ANNUAL MEETING if quorum
not reached.**

ADJOURNMENT

Jayla Walters made a motion to adjourn the Regular Session at 8:38 p.m. Michael Brown seconded, motion passed.



SIGNATURE



DATE