

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

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

BOARD OF DIRECTORS

Jayla Walters, President
Jason Hnat, Secretary (absent)
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

The Board opened Executive Session at 6:30 p.m. at the March 13, 2018, Board of Directors Meeting to address homeowner requests and issues with delinquent accounts.

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

Jayla Walters made a motion to approve Minutes of the Regular Session as amended on March 13, 2018. Brian Turrell seconded, motion passed.

OPEN FORUM

None to report.

COMMITTEE REPORTS

BASKETBALL COMMITTEE

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

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COMMUNICATIONS COMMITTEE

Michael Brown reported the monthly newsletter will be released within the next two weeks.

DESIGN REVIEW COMMITTEE

Michael Brown reported:

- The committee has reviewed 24 applications to date and is also working on design review rules and regulations.
- The next meeting is May 1, 2018 at 7:00 p.m.

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:

- There will be a craft event on April 14, 2018 10:00 – 3:00 p.m.
- The Paint Night activity is full with 14 residents who have RSVP'd.
- Residents interested in attending the Cinco De Mayo event on Saturday May 5, 2018 and in need of childcare should contact the Social Committee, neighborhood babysitters have been identified.

PARKING AND TRAFFIC COMMITTEE

Traffic Committee Chair reported that signs have been taken down in Section D.

MANAGEMENT REPORT

Tamru Demsash reported:

- The access door to the gym has been repaired.
- The HVAC system in both bathrooms have been repaired for the cost of \$1,825.
- Access to the gym has been repaired.
- The inspection for the storm management ponds have been completed in lot 1A. Landscapers are planting small plants and cleaning up the wells.

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- The back flow pool prevention maintenance repair has been scheduled.
- The fire extinguisher reset has been scheduled.
- There is sidewalk damage in Section C.
- There will be extended hours every second Tuesday of the month for residents to pick up pool passes except on 6/12/18.
- Annual Election Important Dates to remember:

April 30, 2018	Eblast Annual Election announcement.
May 9, 2018	Due date for submission of candidacy statement.
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.

The magic number to meet quorum for the Annual Election is 213 or 15% of resident participation.

TREASURER'S REPORT

Michael Brown presented the treasury report for February 2018.

Operating Accounts	\$337,697.32
Delinquent Accounts (160)	\$ 62,294.60
Total Accrued Reserves	\$931,538.99
Unappropriated Owner's Equity	(\$151,004.74)

MATTERS OF BOARD DECISION

ACTION 1. MOTION TO APPROVE SEEDING PROPOSAL

I move to approve AMG's proposal to seed the common area behind 7706 Timbercross Lane as well as other addresses behind 7706 Timbercross Lane. The cost of the proposed work will not exceed \$3208 and will be expensed to GL code #6110 – Landscape Repair & Maintenance.

TABLED

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HVAC UPDATE

Management will obtain two additional HVAC estimates and will decide via email vote.

FUNRAISAING UPDATE

The Social Committee will be partnering with outside charities for fundraisings efforts.

Jayla Walters made a motion for the Social Committee to identify fundraising activities they will partnership with based on the following criteria: nonprofit, associated with animal welfare, veterans, children, homelessness, promotes human welfare and social reform, is not associated with prejudice or human suffering on the grounds of gender, sexual orientation, religious or national divisions. Thomas Balsamo seconded, motion passed.

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			

SOCIAL COMMITTEE-NEW RESIDENTS OUTREACH

New homeowners will be given information regarding the community in a welcome packet.

PET WASTE STATION CONTRACT/MAINTENANCE HOURS

The Board discussed incorporating pet waste clean-up in existing maintenance and/or janitorial services as a cost savings measure. Further discussion required before making a final decision.

Brian Turrell made a motion to terminate Doody Calls pet waste service with a 30-day notice. Michael Brown seconded, motion passed.

Motioned: Brian Turrell

2nd Michael Brown

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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BASKETBALL COURT UPDATE

The Board discussed moving the basketball court by the trails near Heritage Crossing. This will be a smaller court with an estimated cost of \$25K-\$30K. Management will obtain bids and provide to the Board. Sheriff Bah suggested a survey to obtain community feedback.

ASSOCIATION BANK ACCOUNT

Michael Brown discussed the four new bank accounts: Ally, Citibank, and two with BMW with \$50K in each account. The Morgan Stanley account has approximately \$60K and is like a checking account.

UPDATE - NO PARKING RESTRICTIONS ON HERITAGE CROSSING/TS LANE

The county is moving forward with installing signs first on Heritage Crossing, next on Tanyard Springs Lane, and restriping the roads. Management will request freshening up crosswalks.

ACTION ITEMS

Tamru Demsash will follow up on specific items.

OPEN FORUM

Items Discussed:

- Homeowner thanked Tamru Demsash for repairing the HVAC.
- Homeowner concerned that issues focus on minority of homeowners versus the majority.
- The potential areas and times for Securitas Mobile Security patrol.
- Residents were encouraged to join the Basketball committee.
- Insurance coverage and payment for replacing trees.
- Homeowner informed Tamru Demsash that there are no pet waste stations on Tanyard Springs Lane and Ivy Brook.

NEXT MEETING: MAY 8, 2018

ADJOURNMENT

Jayla Walters made a motion to adjourn the Regular Session at 9:16 p.m. Michael Brown seconded, motion passed.



SIGNATURE

5-10-18

DATE