

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
7 P.M. ON MARCH 13, 2018**

The Board of Directors of the Tanyard Springs Homeowners Association met on March 13, 2018. The following persons were in attendance:

**BOARD OF DIRECTORS**

Jayla Walters, President (via phone call)  
Jason Hnat, Secretary  
Tom Balsamo, Director

Brian Turrell, Vice President  
Michael Brown, Treasurer

**OTHERS**

Tamru Demsash, Community Manager CMC  
Nancy Puckett, Assistant Manager, CMC

Recording Secretary, just a MINUTE!

**STATEMENT OF EXECUTIVE SESSION**

The Board opened Executive Session at 9:05 p.m. at the February 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**

Brian Turrell called the Regular Session to order at 7:00 p.m.

**AGENDA**

Brian Turrell made a motion to approve Agenda as amended. Jason Hnat seconded, motion passed.

**MINUTES**

Brian Turrell made a motion to approve Minutes of the Regular Session on February 13, 2018 as amended. Jason Hnat seconded, motion passed.

**OPEN FORUM**

Items Discussed:

- Standing water in a pond at the end townhouses, concerned of mosquito breeding. Tamru Demsash recommended resident to email Management.
- two waste containers will be available by 3/22/18, two waste containers within the next week.
- Parking in fire lanes.
- Heat in ladies locker room is not working and the water is also cold.
- Residents encouraged to email the addresses of fallen trees to Management.

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- Residents encouraged to call 911 if they see individuals in the area of the pond behind Mocking Bird Circle. Board will send an email blast to address this matter and will consider replacing signs.
- Sheds are allowed for single family homes however, residents must follow application process.
- Email blast will be sent to inform residents of how to properly dispose of waste.
- Dog waste over flowing in certain areas. Dog waste pick up dates every Tuesday and Friday.
- Residents are encouraged to contact Management (tanyardspringscommunity.com) or the Board to address issues instead of posting on unofficial Facebook.
- Residents are encouraged to contact Management if they observe trees dangerously swaying in the wind.

**COMMITTEE REPORTS**

**COMMUNICATIONS COMMITTEE**

Michael Brown reported:

- The monthly newsletter will be release late next week.
- The St. Patrick's Day event will be added to the newsletter.

**DESIGN REVIEW COMMITTEE**

Michael Brown reported:

- The committee is reviewing applications within 21-day time period to respond.
- Currently reviewing 17 applications, two applications have been approved/denied by the committee.

**NEIGHBORHOOD WATCH COMMITTEE**

Ad hoc Committee – No report.

**RULES AND REGULATIONS COMMITTEE**

Ad hoc Committee – No report.

**SOCIAL COMMITTEE**

Social Committee Chair reported:

- Committee will take the lead in fundraising activities as long as it does not affect the budget or human resources and will adopt a cookie cutter process.
- Tamru Demsash - this is currently under review and has concerns that additional insurance will be needed if something happens during fundraising event. He will follow-up with Creekside Community regarding their process for fundraising.

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- St. Patrick's Day event Saturday, March 17, 2018. A DJ and photo booth photographers will be present.
- Future event – promote children as entrepreneurs.

**PARKING AND TRAFFIC COMMITTEE**

Traffic Committee Chair reported:

- Next meeting Tuesday March 27, 2018.
- Signs have been taken down on Bluffton.
- The drawing has been completed.
- Currently working on fire lane.
- Thanked the Board for their support.

**BASKETBALL COMMITTEE**

New committee no report.

**BUDGET COMMITTEE**

New committee no report.

**MANAGEMENT REPORT**

Tamru Demsash reported:

- County asked to stop parking restrictions between Warfield to Stallings Drive.
- Convinced Lennar to cover the cost of fallen tree and fence repairs.
- Annual Election is scheduled for Tuesday, June 12, 2018 and there are three open seats. An email blast will go out to the community between Tuesday, May 1 and Wednesday, May 2, 2018 requesting anyone wishing to run must submit their biography.
- Tentative dates for Meet the Candidate Monday, May 21, 2018 through Friday May 25, 2018.
- The Annual Meeting will be held on Tuesday, June 12, 2018, and the reconvened meeting will be scheduled on Monday June 25, 2018 or Tuesday June 26, 2018.
- The HOA will pay \$1,522 for repairs of damaged fence on Heritage Crossing since the insurance company cannot be identified. Continued efforts will be made to identify insurance carrier. Michael Brown asked that when the check is received from the insurance company that it is applied to the GL maintenance account. Fence repair estimated time line within two weeks.
- Pool pass season is approaching.

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**TREASURER'S REPORT**

Michael Brown presented the treasury report for January 2018.

Operating Accounts	\$292,414.58
Delinquent Accounts (188)	\$ 64,757.18
Total Accrued Reserves	\$916,709.99
Unappropriated Owner's Equity	(\$151,004.74)

**MATTERS OF BOARD DECISION**

**ACTION 1. MOTION TO APPROVE MANAGEMENT TO RESEARCH  
MANAGEMENT COMPAINES**

I move to approve the formation of a committee whose purpose is to research other management companies.

Motioned: Brian Turrell

2<sup>nd</sup> Thomas Balsamo

<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>			
Brian Turrell	<b>X</b>			
Jayla Walters	<b>X</b>			

**ACTION 2. MOTION TO AUTHORIZE CONTRACTOR TO MEASURE AND MARK  
CURB AND GUTTER FOR REPAIR IN SECTION C**

I motion to authorize AMG to measure, mark curbs and gutters for repair in Section C.

Motioned amended for cost savings purposes, initial \$2,500 fee reduced to \$35 per hour for AMG to complete repairs.

Motioned: Brian Turrell

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>			
Brian Turrell	<b>X</b>			
Jayla Walters	<b>X</b>			

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**ACTION 3. – MOTION TO APPROVE CONTRACT WITH SECURITY COMPANY  
TABLED**

**BOARD AWARENESS/DISCUSSION ITEMS  
ADDITIONAL SECURITY CAMERA**

Maryland Security stated the dumpster is too far away and will install camera on pool storage shed. Wires will be trenched to provide a more secure feed. The Board approved the fee \$700 which is past the amount that was approved last month

**PARKING RESTRICTION ON HERITAGE CROSSING AND TANYARD SRING LANE**

There have been numerous complaints over the years regarding safety and traffic. The county has received two complaints about parking on Tanyard Springs Lane and Heritage Crossing. Sixteen residents emailed parking and traffic directly, 15 were negative, and one was positive. The county decided not to apply parking restrictions.

**INSURANCE RENEWAL**

The insurance policy will expire on Sunday, April 1, 2018. There has been renewal increase due to the new added sections. Tamru Demsash will email the policy to the Board and will obtain proposals from cyber security insurance companies for the Board to review.

**BASKETBALL COURT**

The Board discussed moving the basketball court away from its current site, but the suggested area is a commercial site not owned by the HOA. Another site will be considered.

**WEBSITE**

Michael Brown has recommended some no cost software upgrades that could benefit HOA. He will send this information to the Board for final approval.

**ACTION ITEMS**

Tamru Demsash will follow up on specific items.

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**OPEN FORUM**


Items Discussed:


- Hire off duty police officers (\$57 per hour) in uniform to address concerns at existing and future basketball court.
- Clarification needed to determine if Heritage Crossing will be made into two lanes.

**NEXT MEETING: APRIL 10, 2018**

**ADJOURNMENT**

Brian Turrell made a motion to adjourn the Regular Session at 9:32 p.m. Michael Brown seconded, motion passed.

  
\_\_\_\_\_  
**SIGNATURE**

  
\_\_\_\_\_  
**DATE**