

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

The Board of Directors of the Tanyard Springs Homeowners Association met on February 13, 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 Recording Secretary, just a MINUTE!
Nancy Puckett, Assistant Manager, CMC

STATEMENT OF EXECUTIVE SESSION

The Board opened Executive Session at 8:48 p.m. at the January 9, 2018, Board of Directors Meeting to address homeowner requests and issues with delinquent accounts.

REGULAR SESSION

HOMEOWNERS PRESENT – see 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. Michael Brown seconded, motion passed.

MINUTES

Jayla Walters made a motion to approve Minutes of the Regular Session on January 9, 2018. Michael Brown seconded, motion passed.

OPEN FORUM

The following general inquiries were shared:

- HOA fees
- Difference between private and public road access
- Difference between SF & TH HOA fees
- Observations of teen sleeping in the clubhouse
- Observations of fitness room equipment being mishandled
- Vending machine commissions
- Landscapers vehicles blocking vision of drivers

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- Additional pet waste stations installation and residents not picking up dog waste
- Observations of odors of weed and kids hanging around ordering pizza
- Payment coupons no longer being provided

COMMITTEE REPORTS

COMMUNICATION COMMITTEE

Michael Brown agreed to that gym etiquette, dog patrol, pooper scooper, parking and items from the Board will be added to the Newsletter.

DESIGN REVIEW COMMITTEE

Brian Turrell reported:

- Working to separate document from single family homes and townhouses, looking where restrictions can be loosened.
- Asked residents if they think of anything you would like to do, but cannot to inform Management to add suggestions.
- Michael Brown –if there are suggestions for modifications to inform the Board, 136 applications were reviewed last year, and an application is not complete until photos are submitted.

NEIGHBORHOOD WATCH COMMITTEE

Ad hoc Committee – No report.

RULES AND REGULATIONS COMMITTEE

Ad hoc Committee – No report.

SOCIAL COMMITTEE

Social Committee Chair:

- Next event is the St. Patrick Day's activity
- Have acquired neighborhood babysitter if adults want kid free event, the cost is \$10 per child.
- Community residents' craft and vendor event went well. The next event will be outdoors on Saturday April 14, 2018 if weather permits.
- Back up date for Community Clean-Up is on Saturday April 14, 2018.
- Suggestions and feedback are welcomed.

PARKING & TRAFFIC COMMITTEE

Parking & Traffic Committee Chair:

- Inform the county of cars with flat tires, and expired tags.
- The roads are wider than the plans, the fire department will conduct measurements. All roads are 28 ft. but the plans state the roads are 24 ft.

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- Remove No Parking signs should be added to the plans.
- Lennar informed in 2010 where all the roads in the community will be located, warnings were given in 2012 and October 2017. Residents encouraged to contact Lennar.
- Please do not contact Lt. Stanton, direct all calls to Parking & Traffic Committee Chair.

General inquiries were:

- Is the Point is 24 feet wide. Yes.
- Should Lt. Stanton should be included in an email requesting to remove parking signs on Bluffton. Yes.
- Michael Brown requested for plans to be emailed to the Board.
- Can police ticket cars on the Point? Yes.
- Why they should wait for Lennar. We are maintaining the common areas, we cannot touch them since Lennar has not turned them over to the community yet.

Jayla Walters reported a mass mailing will be sent to include: the new budget, items that have been changed, the traffic survey, speeding on Tanyard Springs, and Heritage Crossing, and restricted parking information (Monday – Friday 10:00 a.m. to 12:00 p.m. no parking on Tanyard Springs, and Heritage Crossing).

MANAGEMENT REPORT

Tamru Demsash:

- HOA working with Fire Marshall will not enforce towing cars, only towing abandoned and expired cars.
- It is really dangerous at the Point since cars are parked on both sides.
- Jayla Walters –the NG New Maintenance agreement hourly rate has gone from \$58 to \$35.
- Pool Season stickers will be available by the end of February 2018. Information will be added to the Newsletter.
- The Social Committee clean-up fee will be \$90 or \$115 if there is a lot to clean.
- Jayla Walters –a recommendation will be made to provide each household with 10 free Guest Pool Passes, last year's passes will be rolled over and can be used during the 2018 pool season. The Social Committee will use Jayla Walters Costco card instead of having their own.
- Architectural Requests Hearings are on Thursday.
- Michael Brown – there has been two incidents with the dumpster. AMG has to come to clean-up third incident which costs \$250 per clean-up.
- Reminded residents that this is the third time AMG is coming to clean the dumpster.

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TREASURER'S REPORT

Michael Brown presented the treasury report for December 2017.

Operating Accounts	\$309,002.16
Delinquent Accounts (113)	\$ 85,103.63
Total Accrued Reserves	\$901,880.99
Unappropriated Owner's Equity	(\$151,004.74)

The Association has a delinquency rate of 4.60%.

MATTERS OF BOARD DECISION

ACTION 1. – MOTION TO APPROVE FINANCE COMMITTEE

I motion to approve the formation of a finance committee to assist the Board during budget year in preparing the proposed Annual Budget.

Motioned: Michael Brown 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			

ACTION 2. - MOTION TO APPROVE BASKETBALL COURT COMMITTEE

I motion to approve a Basketball Court Committee to assist in the basketball courts in the community.

Motioned: Michael Brown 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			

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ACTION 3. – MOTION TO APPROVE COUPON BOOKS REMOVAL

I move to approve the Board’s decision to no longer provide coupon books automatically to all homeowners. Should individual homeowners wish to request coupon books, they can do so by contacting CMC Management.

Motioned: 2nd

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 LONG-TERM PARKING

I move to approve the long term parking resolution that was emailed to the Board of Directors on January 9, 2018. The effective date would be 30 days after it has passed. This resolution is an effort to minimize long term parking in the community.

Tamru Demsash – Management does not approve this motion due to lack of manpower to enforce it.

Motioned: Rescinded

ACTION 5. – MOTION TO APPROVE UPDATE OF SECURITY CAMERAS

I motion that we direct Management to move forward with Maryland Security cameras to add one of three cameras not to exceed the cost of \$9,543.

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 6. – MOTION TO APPROVE COVENANT COMMITTEE

I move to create a Covenants Committee whose purpose is to help enforce the rules and regulations and regulate fines. The Committee will consist of homeowners in good standing throughout the community.

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Motioned: Tabled

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BOARD A WARNESS/DISCUSSION ITEMS

DISCUSSION ITEM 1. – BASKETBALL COURT UPDATE

Michael Brown –6920 Heritage Edge Crossing is the address to use when calling police for the basketball court near the club house. The new basketball court will be located at Heritage Crossing at Warfield Street and this is the address to be used when calling the police.

There is a consideration of installing another basketball court in another area with no houses or lights. Tamru Demsash will follow-up with three bids for Board review, and will check with attorney to determine if this has to go to a vote.

DISCUSSION ITEM 2. – FISCAL YEAR UPDATE

The Fiscal Year dates as follows:

March 2018 – February 2019

March 2019 – December 2019

January 2020 – December 2020

DISCUSSION ITEM 3. – APPROVING INVOICES

Sheriff Bah Portfolio Manager will approve invoices when Tamru Demsash is out of the office.

DISCUSSION ITEM 4. – DUMPSTER

There have been two incidents with the dumpster. AMG has to come to clean-up which will cost \$250 per clean-up. Tamru Demsash reminded residents that this is the third time AMG is coming to clean the dumpster.

DISCUSSION ITEM 5. – ALTERNATIVE OPTIONS FOR GUEST PASSES

Pool guest passes will be revised to 5-10 per household, 2017 guest passes can be used during 2018 pool season.

Motioned: Jayla Walters

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			

ACTION ITEMS

Tamru Demsash will follow up on specific items.

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OPEN FORUM

- Is Tanyard Springs is a non-soliciting community. Yes
- Are commercial vehicles allowed to park in the community? Must have MD Transportation article DOT #, and cannot be over 30K pounds.

NEXT MEETING: MARCH 13, 2018

ADJOURNMENT

Jayla Walters made a motion to adjourn the Regular Session at 9:01p.m. Brian Turrell seconded, motion passed.

SIGNATURE

DATE

