

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON JANUARY 9, 2018

The Board of Directors of the Tanyard Springs Homeowners Association met on, January 9, 2018 at Tanyard Springs Clubhouse. The following persons were in attendance:

BOARD OF DIRECTORS

Jayla Walters, President
Michael Brown, Treasurer
Tom Balsamo, Director

Brian Turrell, Vice President
Jason Hnat, Secretary

OTHERS

Tamru Demsash, Community Manager, CMC Recording Secretary, just a MINUTE!
Nancy Puckett, CMC Assistant Manager

STATEMENT OF EXECUTIVE SESSION

On December 12, 2017 the Board of Directors of the Tanyard Springs Homeowners Association, Inc. made a motion to open the Executive Session at 8:42 p.m. All were in favor. The purpose of the Executive Session was to discuss violations and delinquency matters.

REGULAR SESSION

CALL TO ORDER

Jayla Walters called the Regular Session to order at 7:01 p.m.

AGENDA

Jayla Walters made a motion to approve the Agenda as amended. Jason Hnat seconded, all in favor, motion passed.

GUEST SPEAKER

None

MINUTES

Jayla Walters made a motion to approve the December 12, 2017 Regular Session Minutes as amended. Michael Brown seconded, motion passed.

OPEN FORUM

- Q: Homeowner – inquired regarding the budget line number 9940, 7040, and 5030
A: Door Fee, Management Fee, and Coupon Costs (HOA fee coupon costs).
C: Michael Brown – very limited comments on the budget.
A: Homeowner – just received the budget five days ago. Jayla Walters – respond to Tamru Demsash for questions regarding the budget. Thursday January 25, 2018 is the budget meeting.

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- C: Homeowner – thanked Board members for the last snow removal treatment, and commented pretreatment should always be performed.
- A: Jayla Walters – this is a judgement call for the Board of Directors.
- Q: Michael Brown – informed residents that if they observe areas that are not being treated, email through the website. Snow removal is a balance between safety and being fiscally responsible.
- C: Jayla Walters – please remember we live in the community too.
- C: Brian Turrell – there is a perception that the five of us determine if we are going to service the roads or not, we rely on AMG and always err on the side of safety because we do not want the roads to be slick.
- Q: Homeowner - inquired if there are designated dog waste areas.
- A: Tamru Demsash – yes, 37.
- Q: Homeowner – stated that residents are walking dogs in homeowners’ yards, and inquired if there is a policy regarding this.
- A: Michael Brown – that is a trespassing issue.
- C: Tamru Demsash – provide the name of homeowner, where the incident occurred, and if possible provide pictures and please send them to Management.
- Q: Homeowner – what is the time frame for correcting violations once they have been initiated.
- A: Tamru Demsash – 10 day timeline to correct. We have to distinguish between the Rules and Regulations or Architectural Requests.
- C: Nancy Puckett – there is a covered car in the private overflow parking area. A notice has been sent to the towing company.
- Q: Homeowner – what is the process for putting a lien on a property.
- A: Jayla Walters – our goal is to be made whole and work out payment plans which was very successful last year.
- Q: Homeowners – inquired if Oak Point are county or HOA roads.
- A: Michael Brown – all HOA roads.
- Q: Homeowner –inquired why we are paying lawyers vs. an accounting firm for collections.
- A: Jayla Walters – not sure if we are bound by some state statute. Good question and request that Management follow up on this.
- Q: Homeowner – inquired if there is a defined date for Section D to be paved.

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A: Tamru Demsash – there is no date scheduled at this time.

C: Brian Turrell – we cannot give an answer because it is Lennar’s decision.

Q: Homeowner – inquired the turnaround time once an application is submitted.

A: Tamru Demsash – 21 days and requested resident to reach out to him if there are further questions.

COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE – Michael Brown

- Two of the volunteers from the Social Committee will reach out to Michael Brown and the Board and ask each committee if they have anything to add to the Newsletter.

DESIGN REVIEW COMMITTEE – Brian Turrell

- Requested suggestions for items to be voted on from homeowners.
- Homeowner – requested for the driveways of townhouse end units to be extended to allow for two cars to be parked.

NEIGHBORHOOD WATCH COMMITTEE – Ad hoc committee - no report at this time.

RULES AND REGULATIONS COMMITTEE – Ad hoc committee - no report at this time.

SOCIAL COMMITTEE – Social Committee Chair

- The year is planned and approved and we continue to look for additional activities.
- Next planning meeting is Thursday January 11, 2018 at 7:00 p.m.

TRAFFIC COMMITTEE – No report at this time.

MANAGEMENT REPORT

None to report

TREASURER’S REPORT

Michael Brown presented the treasury report for October 2017:

| | |
|-------------------------------|----------------|
| Operating Accounts | \$246,730.57 |
| Delinquent Accounts (252) | \$ 56,732.17 |
| Total accrued Reserves | \$888,090.78 |
| Unappropriated Owner’s Equity | (\$152,119.26) |

The Association has a delinquency rate of 4.43%.

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MATTERS FOR BOARD DECISION

Year End Budget

Final budget meeting January 25, 2018.

BOARD AWARENESS / DISCUSSION ITEMS

DISCUSSION ITEM 1 – No Parking Signs in Section D and Oak Pointe

Jayla Walters – aware some No Parking signs would go up, but the fire department and developers decide. We were just as surprised of the location of the parking signs, and have no input of where signs were installed. I called the fire department once I became aware. The Fire Department will come out to observe. Lt. Staton recommended to appoint a representative to address this matter. Alyssa Bragg was nominated and appointed and will provide a list of signs recommended to be removed.

- C: Michael Brown – not a quick fix, this will take time.
- C: Alyssa Bragg – bothered that county planning allowed this to happen.
- C: Homeowner – This is a problem all over the county.
- C: Homeowner – requested no fines until this matter is addressed.
- A: Brian Turrell HOA will not fine, the Police can still fine.

- Q: Homeowner – inquired if HOA owns land that can be used for parking.
- A: Michael Brown – the Board is working on it.

- Q: Homeowner – asked if these rules apply to handicap.
- A: ADA violations do not apply to HOA laws.
- Q: Homeowner – is there a date in mind to meet with Lt. Staton.
- A: Jayla Walters – Not at this time, however, we will follow up.

- C: Jayla Walters – encouraged residents to join a committee, but reminds them that they are an extension of the HOA if they use unofficial FaceBook and not to banter with people.
- C: Michael Brown – the Board will look into the process for additional parking.

DISCUSSION ITEM 2 – Methods for Overseeing Parking and Abandoned Vehicles

- C: Brian Turrell – suggested to add line indicator parking spots, and stated Alyssa will assist in identifying certain spots, and it is easy to talk about adding parking, but have to obtain approval. There is no rule for how many cars are in the lot. The county counts cars in garage and parking spots as spots.

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C: Homeowner – this will be expensive for Lennar to address.

C: Homeowner –Lennar stated additional parking spots will be available and homeowners use their garage for storage.

DISCUSSION ITEM 3 – Snow Removal Process

Not discussed.

DISCUSSION ITEM 4 – Reserve Study Update

C: Jayla Walters - just received new Reserve Study which includes new sections. Homeowners encouraged to come to the Management Office to review.

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DISCUSSION ITEM 5 – New Committee Members

I motion to approve Alyssa Bragg, Stacy Mossman, Leutrell Osborne II, Timothy Swigert, Jared Williams-DeBott, and Stacey Windsor as new members of the Parking and Traffic Committee.

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 ITEMS

Tamru Demsash will follow up on specific items.

OPEN FORUM

Homeowner questions from FaceBook:

Q: when will the broken light posts at the end of Mocking Bird be fixed.

A: Tamru Demsash will follow up.

Q: inquired when new trees will be planted.

A: Tamru Demsash – Spring 2018.

Q: Homeowner – when will the lights that are out on Heritage Crossing be fixed.

A: Michael Brown – this was reported to BG&E two weeks before Halloween. I will follow up with them.

C: Homeowner – the last two weeks trash has been blown every where

A: Jayla Walters – No service on call to pick up. Brian Turrell – reach out to Tamru Demsash to inquire about Community Clean-up.

C: Homeowner – apologized and stated a lot of people do not see what the Board does.

C: Tom Balsamo – we all live here, thanks for realizing, and volunteering.

C: Brian Turrell – we are not trying to blow off any questions, but do not want to give false information or timelines. We are here for you and would like to see “us vs you” attitude end.

C: Jayla Walters – thanked residents for attending.

C: Homeowner – stated there are two violations on playground, and contractor is dragging

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their feet.

Q: Homeowner – asked if an email can be sent to homeowners to inform them that the playground is still closed.

A: Michael Brown – yes, I will send email tonight.

C: Michael Brown –the SSL certificate has been purchased and the website is secure.

NEXT MEETING: FEBRUARY 13, 2018

AJOURNMENT

Jayla Walters motioned to adjourn the meeting at 8:40 pm. Michael Brown seconded, motion passed.

SIGNATURE

DATE

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