

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
7 P.M. ON DECEMBER 12, 2017**

The Board of Directors of the Tanyard Springs Homeowners Association, Inc. met on December 12, 2017 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 Mgr, CMC (absent) Recording Secretary, just a MINUTE!  
Nancy Puckett, CMC Assistant Manager  
Mac Staples, CMC, Vice President

**STATEMENT OF EXECUTIVE SESSION**

On November 14, 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 meeting to order at 7:00 p.m.

**AGENDA**

Jayla Walters made a motion to approve the Agenda as amended. Michael Brown seconded, all in favor. No objections, motion passed.

**GUEST SPEAKER**

None

**MINUTES**

Jayla Walters made a motion to approve the November 14, 2017 Regular Session Minutes as amended. Michael Brown seconded, motion passed.

**OPEN FORUM**

None to report.

**COMMITTEE REPORTS**

**COMMUNICATIONS COMMITTEE** – Michael Brown reported that the newsletter will be released today or tomorrow (12/13/17). Residents are encouraged to join this committee.

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- Q: Brian Turrell inquired if this committee has considered combining with the Social Committee since they have the largest membership.
- A: Michael Brown reported that the newsletter is sent to the Social Committee for review, but have not discussed this suggestion with Jayla.
- A: Social Committee Chair will consult with members to see if they would like to join the Communications Committee.

**DESIGN REVIEW COMMITTEE** – Michael Brown reported that 377 applications have been reviewed to date, and the guidelines continued to be under review. Jayla Walters thanked committee members for saving the HOA \$7,500 due to their dedication and hard work.

**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:

- Requests Board, and Management to support communication efforts to inform residents of community events.
- Attended two hour planning meeting for 2018 events of which four to five out of 10 events confirmed.
- Teen volunteers have helped to save money due to their participation. Would like to show more recognition for volunteers next year.
- Jayla Walters complimented the success of the older children's party, and Breakfast with Santa events.

**TRAFFIC COMMITTEE** – No report at this time.

**MANAGEMENT REPORT**

Nancy Puckett:

- Digitized pool passes received, and new ice maker arrived saved \$140.
- Two spinning chairs out for repairs and will be delivered next week.
- \$3,200 check received.
- Traffic signs are on hold.
- Lock on dumpster by the house installed, contractor has the key.
- \$275 cost to the HOA to clean the dumpster every time due to improper use by homeowners.
- New pet station at the end of Bluffton.
- Fence on Mockingbird in the process of being repaired.
- Thanked Management who worked with AMG.
- Street lights on Heritage Crossing scheduled to be repaired first week in December.
- Jayla Walters introduced Mac Staples, CMC Vice President, Maryland Office.
- 0.3% delinquency rate increased because of 60-day delinquency.

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- Encouraged homeowners to contact Management or CMC if you cannot pay HOA fee. A friendly reminder letter from CMC will be sent to homeowners who have an end of year balance. Homeowners will lose access to the gym and pool if their balances are not paid.
- Michael Brown – homeowners can pay HOA dues without incurring cost if they sign up for bank draft or online payment.

**TREASURER’S REPORT**

Michael Brown presented the treasury report for October 2017:

Operating Accounts	\$ 223,554.78
Delinquent Accounts (252)	\$ 63,227.32
Total accrued Reserves	\$ 873,261.78
Unappropriated Owner’s Equity	(\$ 151,004.74)

The Association has a delinquency rate of 4.3%.

**MATTERS FOR BOARD DECISION**

**Motion to Approve Costco Membership for Social Committee**

I move to approve the purchase of Costco membership for the Social Committee. The cost for annual Costco membership will be \$60, and it will be expensed to GL 5205 – Activity charges.

Motioned: Jayla Walters

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	X			
Michael Brown	X			
Jason Hnat	X			
Brian Turrell	X			
Jayla Walters	X			





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C: Homeowner inquired if the funds to maintain the basketball court can be used to move it.  
A: Jayla Walters – the Board will consider this option.

Q: Homeowner inquired what communication will take place between now and next month's meeting.  
A: Jayla Walters – the Minutes from this meeting will be available next month.

Q: Homeowner inquired when the Bylaws are reviewed.  
A: Jayla Walters – 66% and 2/3 votes are needed to change the Bylaws. It is common not to reach quorum due to not enough residents who attend the annual meeting.

Q: Homeowner inquired where are the Bylaws.  
A: Homeowner – on the Tanyard Springs website.

Q: Homeowner inquired when there will be hot water and better water pressure in the club house showers.  
A: Jayla Walters – was not aware of this and will request Tamru Demsash to follow up.

Q: Homeowner inquired if Board member Michael Brown is the point of contact for the police.  
A: Michael Brown – instructed residents to call the police and they will call him.

Q: Homeowner inquired why delinquency debt is forgiven at the end of the year.  
A: Brian Turrell – it is only debt that is deemed uncollectable.

Q: Homeowner a inquired why lien on property does not cover the delinquency debt.  
A: Mac Staples – HOA is the bottom of collections after foreclosures and it drops off.  
A: Jayla Walters – usually foreclosures occur, the residents are gone and the debt is deemed uncollectable debt.  
A: Brian Turrell – attorneys aggressively pursue homeowners to pay this debt.

Q: Brian Turrell inquired what the 4.2% delinquency rate is based on.  
A: Mac Staples – budgeted assessments.

**NEXT MEETING: JANUARY 9, 2018**

**AJOURNMENT**

Jayla Walters motioned to adjourn the meeting at 8:42 pm. Michael Brown seconded, motion passed.

**SIGNATURE**

**DATE**

1/7/18  
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