

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON NOVEMBER 14, 2017

The Board of Directors of the Tanyard Springs Homeowners Association met on, November 14, 2017 at Tanyard Springs Clubhouse. The following persons were in attendance:

BOARD OF DIRECTORS

Jayla Walters, President (absent)
Michael Brown, Treasurer
Tom Balsamo, Director

Brian Turrell, Vice President
Jason Hnat, Secretary

OTHERS

Tamru Demsash, Community Manager, CMC
Sheriff Bah, Portfolio Manager, CMC

Recording Secretary, just a MINUTE!

STATEMENT OF EXECUTIVE SESSION

On October 10, 2017 the Board of Directors of the Tanyard Springs Homeowners Association, Inc. made a motion to open the Executive Session at 8:25 p.m. All were in favor. The purpose of the Executive Session was to discuss violations and delinquency matters.

REGULAR SESSION

CALL TO ORDER

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

AGENDA

Brian Turrell made a motion to approve the Agenda. Michael Brown seconded, all in favor, motion passed.

GUEST SPEAKER

None

MINUTES

Brian Turrell made a motion to approve the October 10, 2017 Regular Session Minutes as amended. Michael Brown seconded, motion passed.

OPEN FORUM

- C: Homeowner – lives at the Point, and observed a State Trooper’s vehicle completely covering the sidewalk, and also experienced a guest who parked their car on the sidewalk and received a warning ticket.
- Q: Homeowner – the condition of the gym equipment is from normal use or abuse, has observed residents slamming the weights together, and dropping the weights on the floor.

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON NOVEMBER 14, 2017

- A: Tamru Demsash – if you see something, say something, kids under 18 should only be there under adult supervision. Incidents occur after hours, therefore we rely on residents to inform us of abuse, and we will track down the person. Brian Turrell – we can limit resident’s Access Card(s).
- C: Michael Brown – we are working with the Corporal Barkhart and encouraged residents to call the police department when they see something.
- Q: Homeowner – would you approach an individual before calling the police department.
- A: Michael Brown – yes we have addressed individually, but this has back fired so we now report to the police department.
- C: Homeowner – who is a county police officer stated neighbors on his street work together to address parking on their street.
- Q: Homeowner – inquired when the meeting occurs to vote for new Board members.
- A: Michael Brown – Annual meeting takes place in June, will call for candidates in June 2018. Residents are encouraged to run and can send bio’s to management. There will be a Meet the Candidate Night, three seats are open, two open for next year. Five Board members serve two year terms, and meet the second Tuesday of the month at 7:00 p.m.
- Q: Homeowner – Tanyard Springs Lane now open to Solly Road, traffic has increased, cars speeding at 50 mph instead of 25 mph.
- A: Tamru Demsash – the county’s Traffic Study revealed that there are concerns regarding speeding near Tanyard Springs, and Hummingbird Drive. The Traffic Study has proposed the following options: No Parking Anytime, No Parking Overnight, No Parking during Select Hours, and No Parking on Weekend. The options will be included in the next Newsletter for the community to decide.
- Q: Homeowner – are we waiting for the police department to recommend options.
- A: Tamru Demsash – no, waiting for the Board to determine which option to pursue. Board’s decision is based on community’s feedback, and will determine the county’s method for addressing this matter.
- Q: Homeowner – is there anything we can do.
- A: Brian Turrell – the county conducted the Traffic Study, will have to go back to the county to address.
- Q: Homeowner – inquired why parking will be eliminated at the end of Gaston.
- A: Tamru Demsash – will follow up and email residents who are directly impacted.

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON NOVEMBER 14, 2017

COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE – Michael Brown - the newsletter rough draft will be ready in the next seven days. Tanyard Springs Lanes included. Residents are encouraged to join this committee.

DESIGN REVIEW COMMITTEE – Brian Turrell – guidelines have not been updated. Michael Brown – the guidelines have been divided into two sections: single family homes and town houses tasks have been divided as such. There have been 21 applications reviewed.

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 – Michael Brown - Halloween Festival went very well, the next Holiday Party 12/1/17, and Breakfast with Santa 12/9/17 - RSVP on Facebook.

TRAFFIC COMMITTEE – Not discussed.

MANAGEMENT REPORT

Tamru Demsash/ Brian Turrell/Michael Brown:

- Street light complaints on Heritage Crossing has been reported to BG&E, and should be repaired during the first week in December.
- Pool Passes/Access Key Cards are in the process of being digitized. It is a long process, but will help with being more efficient.
- The playground has been completed: evergreen trees planted in place of dead trees, there are drainage issues and it needs to be mowed. Tasks to be completed by the end of the week and is currently not open. The police will be called on individuals considered trespassing.
- Pet Stations – Board decided to empty one time per week during the winter, may reconsider due to the size of the community. Residents are using them as dumpsters for everything.

TREASURER'S REPORT

Michael Brown presented the treasury report for August 2017:

Operating Accounts	\$243,412.51
Delinquent Accounts (99)	\$ 54,187.25
Total accrued Reserves	\$858,432.78
Unappropriated Owner's Equity	(\$151,004.74)

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON NOVEMBER 14, 2017

DISCUSSION ITEM 2 – Appoint Point of Contact for Police

Board member Michael Brown has been appointed as the Point of Contact for the Police Department.

DISCUSSION ITEM 3 – Update on County Traffic Study

Tamru Demsash – the county’s Traffic Study revealed that there are concerns regarding speeding near Tanyard Springs Lane 35 mph, and Heritage Crossing 34 mph. There is a slight issue near Warfield Crossing 27 mph, and not a concern at Mocking Bird 30 mph. The Traffic Study has proposed the following options: No Parking Anytime, No Parking Overnight, No Parking during Select Hours, and No Parking on Weekend.

DISCUSSION ITEM 4 – Dumpster

There is a proposal to install a lock on the dumpster in the parking lot, items such as bed frames etc. are being discarded in this dumpster. Further discussion is required to decide how to address this matter.

ACTION ITEMS

Tamru Demsash will follow up on specific items.

OPEN FORUM

- C: Michael Brown – regarding the dumpsters, if you see something, say something, please contact management. Tamru Demsash – cameras will capture this area in the future.

- C: Homeowner – inquired who replaces the dead trees that were hit during an accident.
- A: Tamru Demsash – the HOA funds the replacement, then pursue the individual’s insurance company who caused the damage.

- C: Homeowner – thanked the Board members for their hard work.

- C: Homeowner – the Design Review Committee who is working on rewriting the regulations may become more restrictive by describing what residents can do. The deck that I built would have not been approved because it is so unique.
- A: Brian Turrell – will pass comments to Steve, and thanked homeowner for her feedback. Michael Brown – will get further clarification from Steve.

- C: Homeowner – requesting advanced notification from AMG when pesticides will be applied, had to pay \$300 veterinarian bill due to dog’s illness from pesticides.
- A: The Board will request advanced notification, and the placement of additional flags through the community.

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON NOVEMBER 14, 2017**

- C: Michael Brown – Encouraged residents to register for mass notification.
Q: Homeowner – asked to name the Sections in the community.
A: Michael Brown – named the sections.

NEXT MEETING: DECEMBER 12, 2017

AJOURNMENT

Brian Turrell motioned to adjourn the meeting at 8:38 pm. Michael Brown seconded, motion passed.

SIGNATURE

DATE

12/12/17