

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

The Board of Directors of the Tanyard Springs Homeowners Association met on September 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. (CM), CMC Recording Secretary, just a MINUTE!
Sheriff Bah, Portfolio Mgr., CMC

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 amend the Agenda. Michael Brown seconded, all in favor, motion passed.

MINUTES

Jayla Walters made a motion to approve Regular Session Minutes of August 8, 2017. Tom Balsamo seconded, motion passed.

OPEN FORUM

- C: Homeowner – Received two new fee violations from May 2016. One for parking, and the dates do not match anything.
- A: Jayla Walters – Recommends allowing CMC to review and discuss this matter in private.
- C: Homeowner - Concerned about parking in the back section of Archibald and Stallings
- A: CM – No Parking signs have been installed on Heritage Crossing.
- Q: Homeowner - Parking is really congested. There is a vehicle parked since February and has not moved. Cars also are parking in front of the fire hydrant.
- A: Michael Brown - Notify the county police. Brian Turrell – Traffic safety did come out, and he encourage homeowner to inform Board Members of parked commercial vehicles.

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- Q: Homeowner – Can photos be taken of parked cars.
A: Michael Brown – Yes photos can be sent to the official website for the Board to review. The key is that the photos are time stamped.
- Q: Homeowner – Will Board members come out and take photos of parking violations because of the concern of retaliation from homeowner(s).
A: Brian Turrell - Recommends to call 311, and reminds homeowners that names are not reported.
- Q: Homeowner – Can a commercial vehicle park legally if they are tagged and licensed.
A: Jayla Walters – If vehicle has DOT tags you can call 311. They are not supposed to be parked.
- Q: Homeowner – Can a car be parked in private lots for months if they have licenses and tags.
A: Jayla Walters – The person may be on military leave

COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE – Michael Brown - The newsletter will be sent out this evening. Residents are encouraged to join this committee.

DESIGN REVIEW COMMITTEE – A one-hour meeting was held on September 5, 2017 starting at 7:00 p.m. The rules for single family and townhouse dwellings were reviewed. The committee decided to separate the rules. A walk-through will be conducted on Saturday September 23, 2017 9:00 a.m. - 10:00 a.m. for the purpose of assessing the grounds before writing the draft.

- Q: Homeowner asked what are you looking to do specifically.
A: Change the tone, be more specific and include what is allowed.

NEIGHBORHOOD WATCH COMMITTEE – Tom Balsamo - There are currently no volunteers. Tom Balsamo encouraged residents to join this committee.

RULES AND REGULATIONS COMMITTEE – No report at this time.

SOCIAL COMMITTEE – Jayla Walters –

- Book Club is in session
- Future activities:
 - National Dog Day Parade
 - Movie Night Saturday September 16, 2017
 - Ladies/Guys Night Out
 - Halloween Parade
 - Family Day date TBD

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TREASURER'S REPORT

Michael Brown presented the Treasurer's Report for July 2017:

Operating Accounts	\$284,427.13
Delinquent Accounts (208)	\$ 52,707.27
Total accrued Reserves	\$828,733.78
Unappropriated Owner's Equity	(\$151,004.74)

The Association has a delinquency rate of 4.0%.

MATTERS FOR BOARD DECISION

Gym Equipment Repair Contract

I move to approve Dr. Treadmill's annual maintenance coverage agreement proposal. The cost for the PM visit will be \$245 per visit, for a total of four visits per year. The cost will be expressed to GL # 6570, Fitness Equipment Repair & Maintenance.

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			

Snow Removal Contract

Tabled

Ratify AMG Work Performed on August 30, 2017

I move to approve AMG's August 30, 2017 work order.

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			

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BOARD AWARENESS / DISCUSSION ITEMS

DISCUSSION ITEM 1 – Acknowledgement of Parking & Traffic Member Resignations

Two members from the Traffic & Parking Committee resigned.

DISCUSSION ITEM 2 – Basketball Court Updates

The Basketball Court will be closed for two weeks occurring after September 25, 2017. Tamru Demsash advised the Board of Directors that CMS does not recommend this motion.

Motion: Michael Brown 2nd Jayla Walters

Board Member	In Favor	Opposed	Abstain	Absent
Thomas Balsamo		X		
Michael Brown	X			
Jason Hnat		X		
Brian Turrell	X			
Jayla Walters	X			

DISCUSSION ITEM 3 – Update on Parking Issues

None to report.

DISCUSSION ITEM 4 – Budget and Budget Committee

Jayla Walters – The budget is due to be distributed to homeowners in January, 2018. Homeowners interested in assisting with this process are encouraged to join this committee.

DISCUSSION ITEM 5 – Streaming/Recording Meetings

Michael Brown would like to investigate live streaming and recording Board meetings.

- C: Jayla Walters – Signs would have to be posted stating under audio and video surveillance.
- C: Brian Turrell – It may lower homeowners’ participation, and video recording may be more expensive than audio recording.
- C: CM – Curious about the cost.
- C: Sheriff Bah – It becomes public record once it is recorded, and can be used against the Board.

ACTION ITEMS

None.

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OPEN FORUM

- Q: Jason Hnat – Unofficial Facebook - should Board members use it. No one should be posting on this website.
- A: Jayla Walters – Board and Committee members should not engage in HOA business on this website.
- Q: Homeowner – What can be done with the over grown lot behind my house.
- A: Jayla Walters – We are aware of it and it will go through our due process, and be discussed during Executive Session.
- C: Homeowner – Complained about over grown yard and critters in common area as a result of overgrowth. Posted pictures on website. Observed a ground hog and rat in the area. A hole is underneath deck and suspects multiple animals living in there. Homeowner has contacted DNR, Health Department, Animal Control, and Department of Public Works. The Health Department is coming out to address this problem.
- C: Homeowner – Asked for Minutes to provide more detail because she was looking for information regarding a property sale.
- A: Jayla Walters – Encouraged homeowner to contact Management if she wants specific details about a meeting since Minutes are only to provide a summary of the multitude of discussions that take place during Board meetings.
- C: Homeowner – Good to see a lot of people in attendance. However, this meeting was out of control. It would have been good to point out protocol when new homeowners attend Board meetings.
- Q: Homeowner – When can the big hole in the dog park be filled in.
- A: Brian Turrell – The hole was previously filled, management will follow-up.
- Q: Homeowner – Sent an email to official Facebook website to ask if Management would consider additional office hours, but has not received a response.
- A: Jayla Walters – Will discuss with CMC and revisit at budget time.

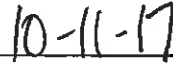
NEXT MEETING: OCTOBER 10, 2017

AJOURNMENT

Jayla Walters motioned to adjourn the meeting at 8:54 pm. Michael Brown seconded, motion passed.



SIGNATURE



DATE