

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**7 P.M. ON AUGUST 8, 2017**

The Board of Directors of the Tanyard Springs Homeowners Association met on August 8, 2017 at Tanyard Springs Clubhouse. The following persons were in attendance:

**BOARD OF DIRECTORS**

Jayla Walters, President

Brian Turrell, Vice President

Michael Brown, Treasurer

Jason Hnat, Secretary (absent)

Tom Balsamo, Director (absent)

**OTHERS**

Tamru Demsash, Community Manager, CMC

Recording Secretary, just a MINUTE!

Nancy Puckett, Assistant Manager, CMC (absent)

**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. No objections, motion passed.

**GUEST SPEAKER**

None

**MINUTES**

Jayla Walters made a motion to approve Minutes of the Regular Session as amended. Brian Turrell seconded, motion passed.

**OPEN FORUM**

C: Homeowner – received two a fee for violations from May 2016. She stated that the date of the violation and the letter do not match.

A: Jayla Walters – recommends to schedule a Board hearing and discuss her concerns in private.

C: Homeowner - concerned about parking in the back section of Archibald and Stallings.

A: Tamru Demsash – No Parking signs will be installed on both sides of Heritage and Warfield. He will reach out to the county for a timeline for installation.

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- C: Homeowner - parking is really congested. A vehicle has been parked since February, has not moved. Cars park 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.
- Q: Homeowner – can photos be taken of parked cars.
- A: Michael Brown – yes photos can be emailed to the official website for Board review. The key is that photos are time stamped.
- Q: Homeowner – is concerned of retaliation from homeowner(s), and asked if Board members will take photos of parking violations.
- A: Brian Turrell - recommends to call 311, and reminds homeowners that names are not reported when making this call.
- 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 it is legally licensed and tagged.
- A: Jayla Walters – yes if the person is on military leave, those factors have to be taken in consideration
- C: Homeowner – people are abusing gym equipment slamming weights, and jumping on the bench press.
- A: Brian Turrell - report it to management.
- Q: Homeowner – questioned why Management Office was closed due to pending storm.
- A: Jayla Walters – CMC made the decision based on the weather forecast at that time and asked all Maryland employees to go home.
- C: Homeowner – concerned about the pesticides sprayed on playground.
- A: Jayla Walters – encouraged homeowners to share with the Board pesticides that are safe to use, and stated that the company is moving in a positive direction this year by leaving signs after treatments.  
Brian Turrell – we have a large contract with AMG, not sure what chemical are being used however, the Board is aware of public safety concerns regarding this issue.

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- C: Homeowner – in a fight with Lennar because they installed fire hydrants in both cut outs.  
A: Jayla Walters - Tamru Demsash will follow up with Lennar.

**COMMITTEE REPORTS**

**COMMUNICATIONS COMMITTEE** – Michael Brown stated the newsletter will be emailed in a day or so to the Board and encouraged residents to join this committee.

**DESIGN REVIEW COMMITTEE** – Michael Brown stated there are four outstanding applications. They are in the process of reviewing the guidelines. They meet on Monday evenings. Residents are encouraged to join this committee.

**NEIGHBORHOOD WATCH COMMITTEE** – There are no members serving on this committee at this time. Residents are encouraged to join.

**RULES AND REGULATIONS COMMITTEE** – There are no members serving on this committee at this time. Residents are encouraged to join.

**SOCIAL COMMITTEE** – Reminders of Sunday morning meetings will be emailed. The next event is the National Dog Day Parade on Saturday, August 26, 2017. A volunteer photographer will be taking photos, and student volunteers earning community service hours will be giving out water. Saturday, September 16, 2017 is Movie Night. Popcorn, Rita's Ice and other goodies will be served to children. Attendees can bring picnic dinners and the same vendor will be used.

**TRAFFIC COMMITTEE** – None to report.

**MANAGEMENT REPORT**

Tamru Demsash reported:

- The county will change signs.
- The delinquency rate continues to go down.
- There were a couple of incidents that the lifeguards handled very professionally.  
Michael Brown – lifeguards handled issues very professionally, and hopefully they will come back next year. Residents complimented lifeguards interaction with children.

- C: Jayla Walters – there was an issue on the basketball court that took place after hours. The hoop was lowered, and the court was left in a disgusting condition. The Board is being forced to make a decision that it does not want to make, by considering to shut down the basketball court. A letter will be drafted to the attorney for direction on how to proceed.

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- C: Brian Turrell – questioned the bi-weekly trash collection.  
A: Tamru Demsash – there is an over flow of trash, and the Board will need to consider increasing the budget for summer trash collection.  
Jayla Walters recommends utilizing the cleaning service currently to clean the over flowing areas.
- C: Brian Turrell – One of the No Parking signs on Briar Road is missing and signs have been updated at four stations.

**TREASURER’S REPORT**

Michael Brown presented the treasury report for June 2017:

Operating Accounts	\$280,833.14
Delinquent Accounts (208)	\$ 45,497.94
Total accrued Reserves	\$813,944.78
Unappropriated Owner’s Equity	(\$151,004.74)

The Association has a delinquency rate of 4.0%.

**MATTERS FOR BOARD DECISION**

**Motion to approve Bike Rack fixture**

Motion rescinded, tabled until September 12, 2017 meeting.

**Motion to approve additional Security Cameras**

Motion rescinded, tabled until September 12, 2017 meeting.

**Motion to terminate current Exercise Equipment Repair Contract**

I move to terminate the current contract with Exercise Equipment Services effective Monday, August 28, 2017 due to impossibility to perform.

Motioned: Jayla Walters

2<sup>nd</sup> Brian Turrell

**MOTION PASSED**

<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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**Motion to approve Community Liaison Positions**

I move to approve the following Committee/Management Liaison Positions:

**Communications Committee** - Michael Brown + Tom Balsamo

**Neighborhood Watch** - Tom Balsamo + Jayla Walters

**Rules and Regulations** - N/A

**Traffic & Parking Committee** - Jason Hnat + Michael Brown

**Design & Review Committee** - Brian Turrell + Jason Hnat

**Social Committee** - Jayla Walters + Tom Balsamo

**Management** - Jayla Walters + Brian Turrell

Motioned: Jayla Walters                      2<sup>nd</sup> Brian Turrell                      **MOTION PASSED**

<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			

**Motion to approve DRC Committee Member**

I move to appoint resident Alyssa Bragg to the Tanyard Springs Design Review Committee effective August 8, 2017.

Motion: Michael Brown                      2<sup>nd</sup> Brian Turrell                      **MOTION PASSED**

<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			

**BOARD AWARENESS / DISCUSSION ITEMS**

**DISCUSSION ITEM 1 – Food Truck**

Tamru Demsash – Discussion regarding the success of the food truck at Creekside and recommended Tanyard Springs to consider for additional income flow.

Social Committee – member strongly recommends not to have a volunteer lead this charge due to complexities of dealing with food truck contracts.

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**DISCUSSION ITEM 2 – Proposed Play Field Update**

Jayla Walters – Play field may be completed by October 2017.

Brian Turrell – Also included: small dog park, two grills, one shared structure, half basketball court, and walking trail.

**DISCUSSION ITEM 3 – Town Hall**

Jayla Walters – may invite Councilman Fink.

Michael Brown – Police may need more time to schedule Councilman Fink easier to schedule.

**DISCUSSION ITEM 4 – Parking Signs at Ingraham & Hopkins**

Jayla Walters – there is an overabundance of No Parking signs at Ingraham and Hopkins and asked for Board members to observe and provide feedback. Michael Brown, and Brian Turrell will go out this weekend to evaluate this issue.

**DISCUSSION ITEM 5 – Set date for Board Hearings**

Jayla Walters – recommended a primary day for Board Hearings but can be flexible if necessary.

Michael Brown – consider the third full week of the month.

**DISCUSSION ITEM 6 – Traffic Committee Recommendations**

Brian Turrell – two recommendations proposed for traffic calming measures:

- Traffic Study on Heritage Crossing and Tanyard Springs Lane
- Restricted Parking on Heritage Crossing and Tanyard Springs Lane

**DISCUSSION ITEM 7 – Motion to Align Tennis Court to Basketball Court Hours**

I motion to approve tennis and basketball courts hours to be aligned.

Motion: Michael Brown

2<sup>nd</sup>

**MOTION FAILED**

<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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**ACTION ITEMS**

None stated.

**OPEN FORUM**

- Q:** Homeowner - questioned the August 2017 mosquito spraying schedule because residents have to decide and have control of where they should look to find mosquitos.
- A:** Jayla Walters – initiative came from the county to spray around the storm management ponds.  
Tamru Demsash – residents asked for management to schedule last year, but was too late to in the process. We contacted the county to conduct an assessment. He will follow up with homeowner for further discussion.
- C:** Michael Brown – read and reviewed email, and thanked homeowner for input.
- C:** Homeowner – Board members are volunteers and are doing a lot for no pay, residents should document parking violations but do not post on Facebook.
- A:** Jayla Walters – encouraged residents to attend Board meetings instead of posting comments on Facebook.

**NEXT MEETING: September 12, 2017**

**AJOURNMENT**

Michael Brown motioned to adjourn the meeting at 8:41 pm. Jayla Walters seconded, motion passed.

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**DATE**

9/12/17