

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**7 P.M. ON JULY 11, 2017**

The Board of Directors of the Tanyard Springs Homeowners Association met on July 11, 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 Manager, CMC      Recording Secretary, just a MINUTE!  
Nancy Puckett, Assistant Manager, CMC

**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 amend the Agenda. Jason Hnat seconded, all in favor, motion passed.

**GUEST SPEAKER**

Eric Tabacek, Anne Arundel County Traffic Engineering Division

- Q: Homeowner – what can be done about the boats parked on Tanyard Springs Lane?  
A: Eric Tabacek - individuals are free to park on county roads, and suggested No Parking citation hours of the day to eliminate storing vehicles.  
C: Homeowner - there is limited parking (intersection) on Tanyard Knoll Lane, Mocking Bird Circle, and Tanyard Springs Lane during certain hours. Michael Brown suggested to park at the top of 'T' of the intersection, and intersections have to be looked at.  
C: Eric Tabacek - No Parking signs can be posted near intersections, but it will move parking in this area, and also stated a formal written request on letterhead will have to be submitted listing traffic/parking concerns.  
C: Jayla Walters - how long is the process?  
A: Eric Tabacek – approximately one month - utilities and measurements need to be checked.

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- C: Homeowner - safety concern for both lanes because everyone has to stop going out, only one path to drive in and out, the road turns to one lane.
- C: Homeowner - is there a rule for how wide the streets need to be?  
A: Eric Tabacek - no.
- Q: Jayla Walters – why are there no other streets that look like Tanyard Springs Lane?  
A: Eric Tabacek - it is county wide and he will check the classification of the road.
- Q: Michael Brown - can the letter/written request can be electronic or hard copy?  
A: Eric Tabacek - the letter can be submitted to him via email.
- Q: Homeowner - can speed bumps can be added?  
A: Eric Tabacek - yes speed bumps can be added on county roads, via a written request and data has to be collected (55x the width of the road, speed and volume of traffic per day).
- Q: Homeowner - who pays for speed bumps?  
A: Eric Tabacek - it depends on how much traffic and how fast the traffic is. Anne Arundel pays if there is high speed and traffic. The HOA pays if there is low speed and minimal traffic.
- Q: Homeowner – does the evaluation determine how long before the signs are installed?  
A: Eric Tabacek - if there is a safety concern the signs are posted immediately, but can take more time if more complicated matter.
- Q: Homeowner - what can be done regarding sidewalk obstructions?  
A: Eric Tabacek - if tires are on the sidewalk it is illegal. If all four tires are in the driveway it is legal. He recommended “Head In” parking for pick- up trucks.  
C: Jayla Walters - if a cars straddles the sidewalk it violates ADA.
- Q: Homeowner - who should be called if someone observes cars blocking the sidewalk?  
A: Jayla Walters - call the non-emergency number 311. The police will inform individual of the complaint, and send a letter if there is a second violation. Michael Brown suggested calling the non-emergency number 410-222-8610, a homeowner suggested calling 410-222-8050.

**MINUTES**

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

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**OPEN FORUM**

- C: Homeowner - the boats are not a big deal, and highly suggests to drop the vote issue since it is not effecting the whole neighborhood, and speeding is a bigger issue than the boats.
- A: Brian Turrell - for every one person who is positive we hear from ten people who are not in support of boats which makes this a good topic for a town hall discussion and a feasibility study should be considered for a storage area for boats.
- C: Homeowner - cautioned Brian Turrell about finding a new spot for boats or trailers because it will free up more spots for non-residents.
- A: Brian Turrell - this would be timed with the elimination of parking on county roads to avoid this concern.
- C: Homeowner - wants to make sure data is collected new section up to Sully.
- C: Homeowner - concerned about speeding on Tanyard Springs Lane kids walked to school and cross that street, and asked if tubing has been considered.
- Q: Homeowner – are there any potential buyers for marketing spot?
- A: Jayla Walters – no, whoever purchases should have a public hearing.
- Q: Homeowner - who cleans up from Sully to the back of Colburn, the preservation area?
- A: Notify management Tamru Demsash.
- Q: Homeowner - what happens if Stone House does not make payments on the payment plan?
- A: They have been cooperative, and making payments, and we are trying to work with them. If payments stop we could sue them.
- Q: Homeowner - who is parking commercial vehicles in the parking lot?
- A: Residents work vehicles.
- Q: Homeowner - has a questionnaire or poll ever been posted on website?
- A: Jayla Walters – there is only have one person on the communications committee. They are in need of volunteers and survey monkey has been used but it was only a select group because we did not have enough residents email addresses.

**COMMITTEE REPORTS**

**COMMUNICATIONS COMMITTEE** – Michael Brown stated he is working on the newsletter, and asked for information to be included in the next newsletter to be emailed to him by Friday 7/21/17. Residents are encouraged to join this committee.

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**DESIGN REVIEW COMMITTEE** – Steve Walters thanked Dave Kabalski for his contribution to this committee as he will be missed. Seventy-four applications have been reviewed to date, eight to nine within the last two months. The committee would like to review/refresh the guidelines for single family and townhomes, and provide clarification. A draft of the proposal will be submitted by October 2017 of what the split looks like. The draft will be sent to the Board feedback and revisions, and 30 days for residents to review. Residents are encouraged to join this committee.

**NEIGHBORHOOD WATCH COMMITTEE** – There are no committee members at this time. Brian Turrell encouraged residents to join this committee. Tom Balsamo will lead this committee.

**RULES AND REGULATIONS COMMITTEE** – No report at this time.

**SOCIAL COMMITTEE** – Yard sale last Saturday went well, looking forward to the July 15, 2017 yard sale. Next event is the National Dog Day Parade. Send email to the social committee if you have questions, or concerns.

**TRAFFIC COMMITTEE** – Jason Hnat – the next meeting is on Monday July 17, 2017 8:00 p.m. at the clubhouse, and committee members will be working on the formal letter to Eric Tabacek.

**MANAGEMENT REPORT**

Tamru Demsash reported:

- Complaints are taking place after hours, but after hours hiring Security Company is very expensive, therefore he would like to invite a local company who does not require a contract, and can be hired on an as needed basis to present to the Board. He also encouraged residents if they see something say something.
- \$2200.00 of past due HOA fees have been collected.
- Inspections will start up again when a full time person is hired.
- Not sure how to move forward with swim team.
- Local gyms have confirmed they set their temperature at 70 degrees therefore, Tanyard Springs will also set gym temperature at 70 degrees.

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**TREASURER'S REPORT**

Michael Brown presented the treasury report for May 2017:

Operating Accounts	\$241,608.97
Delinquent Accounts (218)	\$ 49,297.99
Total accrued Reserves	\$799,115.78
Unappropriated Owner's Equity	(\$151,004.74)

The Association has a delinquency rate of 4.6%.

**MATTERS FOR BOARD DECISION**

**Ratification of Email Vote- Adopt Data Retention Policy**

I move to ratify the Board's decision of 06/27/2017, to adopt the data retention policy that was proposed to Tanyard Springs Homeowners Association Board Directors from WTP with an effective date of June 13, 2017.

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

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

**Motion to Approve Revision of Collection Policy**

I move to accept the recommendation from WTP to revise the current collections policy that revises when notices from management goes out, modifies when the file is turned over to our attorney and to forgo the lien process and go straight to a lawsuit status.

Motioned: Jayla Walters      2<sup>nd</sup> 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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**Motion to Purchase SSL Certificate for Community Website**

I move to purchase a SSL certificate for the community website for \$75 per year. This will be expensed to GL # 5115.

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

<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 Address Stonehouse Run Assessment Delinquency**

I move to send a bill and set up a payment plan for Stonehouse Run HOA for the 5 months that they are past due on their dues to Tanyard Springs. As of February 29, 2016 they owe the community \$8,570 per our 2016 Audit completed by Goldklang Group. The payment plan would be their normal \$1,364/month that is due to the association but their monthly payments would include an increase of \$857. The total monthly payment between May 2017 and February 2018 would be \$2221. This would be effective as of May 9, 2017. The extra money will be placed into GL#4275 - Recreational Assessments - Stonehouse Run.

Motioned: Michael Brown      2<sup>nd</sup> Brian Turrell

<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 Amend Rules and Regulation Document**

I move to amend to the basketball court sign to March 1<sup>st</sup>- Labor Day. 8:00 am - 8:00 pm. Day after Labor Day - February 28<sup>th</sup> 8:00 am - 6:00 pm.

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

<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 – Acknowledgement of DRC Member Resignation**

Dave Kabalski resigned from the Design Review Committee.

**DISCUSSION ITEM 2 – Parking on Section D and Oak Point**

There is an abandoned car on 633 Wobbler Court. Tamru Demsash will follow up.

**DISCUSSION ITEM 3 – Request for Additional No-Parking Sign in Section A**

Tamru Demsash stated Brier Road No-Parking signs are working well, and he will continue to observe. No-Parking and stop signs can be installed until the developer posts signs.

**DISCUSSION ITEM 4 – Parking Violations - Police vs. HOA Citations or Fines**

Jayla Walters reported that the hands of the Board are semi-tied since many streets are open to the public. Jason Hnat stated this is a police responsibility. Michael Brown stated to keep up with the police the fine hit harder than HOA fines.

**DISCUSSION ITEM 5 – Town Hall Meeting**

Jayla Walters stated a town hall meeting is different than a Board meeting because it focuses on only one topic, and will have a moderator.

**DISCUSSION ITEM 6 – Review of DRG**

Jayla Walters read the following: March 1<sup>st</sup> – Labor Day basketball court hours are 8:00 a.m. - 8:00 p.m., and the day after Labor Day - February 28<sup>th</sup> 8:00 a.m. – 6:00 p.m.

**DISCUSSION ITEM 7 – Pool Guests Pass Request for Minors**

Jayla Walters reported that the Board will put this item on the To Do list. Brian Turrell asked Tamru Demsash to provide an outline with key points, and recommendations.

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**DISCUSSION ITEM 8 – Review Events in Pool Area Saturday/Sunday.**

On Saturday, July 8, 2017 from approximately 8:30 p.m. to 10:00 a.m. Sunday morning individuals were trespassing at the pool and took one of metal picnic tables and threw it into the pool. Board members and Management are reviewing security footage. A special thank you to the four lifeguards and two residents who pulled the picnic table out of the pool in time for the Sunday 11:00 a.m. opening. Homeowner stated items were also thrown into the pool in the Creek Side Village community.

**ACTION ITEMS**

Not stated.

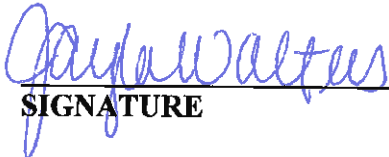
**OPEN FORUM**

None to report

**NEXT MEETING: AUGUST 8, 2017**

**ADJOURNMENT**

Jayla Walters motioned to adjourn the meeting at 8:32 pm. Michael Brown seconded, motion passed.

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

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