

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON MAY 9, 2017

The Board of Directors of the Tanyard Springs Homeowners Association met on May 9, 2017 at Tanyard Springs Clubhouse. The following persons were in attendance:

BOARD OF DIRECTORS

Jayla Walters, President (absent)	Raquel Rodriguez d'Langlois, Vice President
Michael Brown, Treasurer	Jason Hnat, Secretary (absent)
Brian Turrell, Director	

OTHERS

Tamru Demsash, Comm. Mgr., CMC	Recording Secretary, just a MINUTE!
Mac Staples, Portfolio Manager, CMC	Tammy, CMC

REGULAR SESSION

CALL TO ORDER

Raquel Rodriguez d'Langlois called the Regular Session meeting to order at 7:09 p.m.

AGENDA

Raquel Rodriguez d'Langlois made a motion to approve the Agenda. Michael Brown seconded, all in favor. No objections, motion passed.

GUEST SPEAKERS

None

MINUTES

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

OPEN FORUM

- C: Michael Brown reported that an Executive session was held where Board members discussed delinquent accounts.
- Q: Homeowner reported that there are 37 No Parking signs in one circle, and asked if these No Parking signs can be moved to the left side of the street. He also reported when calling the police they ask if parking signs are blue (private roads), or green (county roads) to determine service provided for private or county roads.
- A: Michael Brown - the colored signs determine who pays for snow plowing, and further discussion regarding this matter should take place with the traffic committee. He also stated it does not matter the color of the signs the police will enforce parking violations, and this should no longer be an issue.

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- C: Tamru Demsash stated you can get different responses from different people, and is having a difficult time with the county responding. Brian Turrell requested members of the traffic committee to reach out to county management to address this matter.
- Q: Homeowner inquired if there will be more parking at the point after construction is completed and will roads have sidewalks for runners.
- A: Michael Brown - the roads have not been turned over to Tanyard Springs yet. Stage two is when light posts, lines, etc. will be installed, not sure of timing.
- Q: Homeowner stated the homeowners out rank the renters in the community, and he has seen dogs running loose in the community, and kids in the fitness center. There are full time HOA staff who live here, and he encouraged homeowners to say something, if they see something.
- A: Tamru Demsash stated there are signs in the gym and he will follow due process and will send notification to the homeowner if he sees the unleashed dog.
- Q: Brian Turrell inquired if homeowner have witnessed staff seeing these things, if so to inform Board members.
- C: Homeowner reported that he approached peddlers/hucksters (Omaha Steaks, Avon, selling a bushel of crabs) on the property and asked if they were aware that there is no soliciting. He saw the same person two days later, and peddler became angry and belligerent, followed the homeowner into the clubhouse and wanted homeowner to stop harassing him.
- C: Michael Brown suggested homeowner to call 911 because he was threatened and he was told that the No Solicitors rules are enforceable.
- C: Tamru Demsash stated he will call the businesses to inform them to cease and desist soliciting in the community.
- C: Homeowner distributed article "When Soliciting Becomes Trespassing. That Annoying Knock on the Door."
- C: Michael Brown suggested to call Anne Arundel Police at 410-222-8610 to address this matter. The homeowner can remain anonymous and AAPD will take name and number for follow up.
- C: Homeowner reported that parking is bad at night. Homeowner recommended to take a photos the timestamp will serve as documentation.
- Q: Homeowner inquired if boats can be parked on Tanyard Springs property.
- A: Michael Brown - the boats are parked legally. Brian Turrell stated they will have to ask the council again about parking for boats and RV's.

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COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE – Michael Brown reported that he is working on the newsletter, a twitter account is being set up, and asked for volunteers.

DESIGN REVIEW COMMITTEE – No report at this time.

NEIGHBORHOOD WATCH COMMITTEE – Brian Turrell reported that there are no committee members at this time.

RULES AND REGULATIONS COMMITTEE – No report at this time.

SOCIAL COMMITTEE – Raquel Rodriguez d’Langlois stated the Cinco de Mayo event had a large turnout. The next event is the Pool Party on Saturday, May 27, 2017

TRAFFIC COMMITTEE – No report at this time.

MANAGEMENT REPORT

Tamru Demsash:

- Introduced new staff member Nancy.
- Meet the Candidate meeting is on Thursday, May 25, 2017
- Annual Meeting is on Tuesday, June 13, 2017
- Biographies were due yesterday (5/8/17), has not received any so far
- One light deflector was installed for free
- The second basketball court is being installed
- Encouraged residents to get their pool passes

Raquel Rodriguez d’Langlois reported that there are two open Board positions. Brian Turrell stated the installation of Night Watch signs is no longer being pursued.

TREASURER’S REPORT

Michael Brown presented the treasury report for March 2017:

Operating Accounts	\$ 201,159.71
Delinquent Accounts (255)	\$ 62,326.98
Total accrued Reserves	\$ 748,628.78
Unappropriated Owner’s Equity	(\$152,119.26)

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The Association has a delinquency rate of 4.3%.

Q: Homeowner inquired if the increase of unappropriated owner's equity is the result of higher monthly dues.

A: Michael Brown - the increase is due to the lack of snow, therefore not having to pay for snow removal, and the write off of bad debt.

MATTERS FOR BOARD DECISION

Ratification of Email Vote- Extend Maintenance Hours

I move to ratify the Board's decision of 4/20/2017, to extend the maintenance man (Associa On Call) hours from 8 hours every other week to 8 hours every week starting Monday, April 17, 2017 and ending Monday, May 29, 2017. This is in regards to preparing for the 2017 pool season.

Motioned: Raquel Rodriguez d'Langlois 2nd Brian Turrell

Board Member	In Favor	Opposed	Abstain	Absent
Brian Turrell	X			
Jason Hnat				X
Michael Brown	X			
Raquel Rodriguez d'Langlois	X			
Jayla Walters				X

Motion to Approve New Traffic Committee Member

I move to appoint resident Alyssa Bragg for membership to the Tanyard Springs Traffic and Parking Committee effective May 9, 2017.

Motioned: Michael Brown 2nd Brian Turrell

Board Member	In Favor	Opposed	Abstain	Absent
Brian Turrell	X			
Jason Hnat				X
Michael Brown	X			
Raquel Rodriguez d'Langlois	X			
Jayla Walters				X

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Motion to Approve Additional New Traffic Committee Member

I move to appoint resident David Shirk for membership to the Tanyard Springs Traffic and Parking Committee effective May 9, 2017.

Motioned: Michael Brown 2nd Brian Turrell

Board Member	In Favor	Opposed	Abstain	Absent
Brian Turrell	X			
Jason Hnat				X
Michael Brown	X			
Raquel Rodriguez d'Langlois	X			
Jayla Walters				X

Motion to Amend Vote of Basketball Court Sign

I move to amend to the basketball court sign to March 1st- Labor Day. 8:00 a.m. - 8:00 p.m. Day after Labor Day - February 28th 8:00 a.m. - 6:00 p.m.

Motion: Michael Brown 2nd Brian Turrell

Board Member	In Favor	Opposed	Abstain	Absent
Brian Turrell	X			
Jason Hnat				X
Michael Brown	X			
Raquel Rodriguez d'Langlois	X			
Jayla Walters				X

Motion to Approve New Social Committee Member

I move to appoint Teisha Neville as a member of the Social Committee effective May 9, 2017.

Motion: Michael Brown 2nd Raquel Rodriguez d'Langlois

Board Member	In Favor	Opposed	Abstain	Absent
Brian Turrell	X			
Jason Hnat				X
Michael Brown	X			
Raquel Rodriguez d'Langlois	X			
Jayla Walters				X

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Motion to Set Up E-Mail Address for Board Members

Tabled until next meeting on July 11, 2017.

Motion to Purchase SSL Certificate for Community Website

Tabled until next meeting on July 11, 2017.

Motion to Address Stonehouse Run Assessment Delinquency

Tabled until next meeting on July 11, 2017.

BOARD AWARENESS / DISCUSSION ITEMS

DISCUSSION ITEM 1 – Annual Meeting

Annual Meeting Tuesday June 13, 2017.

DISCUSSION ITEM 2 – Pet Waste Service Cycle

The pet waste service cycle was one time per week, and has increased to two times per week.

DISCUSSION ITEM 3 – Comcast Cable Ducts

Comcast technician is scheduled to service cable ducts.

ACTION ITEMS

Not stated.

OPEN FORUM

- Q:** Homeowner inquired if citations are being given to homeowners with landscape violations.
- A:** Raquel Rodriguez d'Langlois - management now has an additional person to assist in addressing these matters and landscaping concerns will also be addressed with contracted landscaper.
- C:** Brian Turrell - part-time person sent out and completed two comprehensive inspections with one left to be completed and encouraged homeowners if they notice anything to report to management.
- C:** Michael Brown - residents who report violations name will not be disclosed.
- C:** Homeowner - this is an AMG issue.
- A:** Tamru Demsash - AMG started a little late this year due to the rainy weather.
- C:** Homeowner suggested to be sterner with AMG. This is not a Tanyard Springs problem, and they should be held to a specific standard.
- C:** Brian Turrell - we hear a lot of positives regarding AMG, and encouraged homeowner to call the county if residents grass is over on foot tall.
- C:** Homeowner reported she walks her dog in the alley way and called the county to cut the

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grass and they cut it. It was still too high so she cut it herself.
C: Brian Turrell thanked everyone for reporting the issue.

NEXT MEETING: JUNLY 11, 2017

AJOURNMENT

Raquel Rodriguez d'Langlois motioned to adjourn the meeting at 8:28 pm. Michael Brown seconded, motion passed.



SIGNATURE



DATE