

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON MARCH 23, 2017

The Board of Directors of the Tanyard Springs Homeowners Association met on March 23, 2017 at Tanyard Springs Clubhouse. The following persons were in attendance:

BOARD OF DIRECTORS

Jayla Walters, President

Michael Brown, Treasurer

Brian Turrell, Director

Raquel Rodriquez d'Langlois, Vice President

Jason Hnat, Secretary

OTHERS

Tamru Demsash, Community Mgr, CMC Recording Secretary, just a MINUTE!

Dee Singleton, Portfolio Manager, CMC (absent)

REGULAR SESSION

CALL TO ORDER

Jayla Walters called the Regular Session meeting to order at 7:03 p.m.

AGENDA

Jayla Walters made a motion to approve the Agenda as amended. Michael Brown seconded, all in favor. No objections, motion passed.

GUEST SPEAKERS

None

MINUTES

Jayla Walters made a motion to approve Minutes of the Regular Session on February 14, 2017. Michael Brown seconded, motion passed.

OPEN FORUM

C: Homeowner asked for communication regarding traffic.

A: Brian Turrell stated email was posted incorrectly and Board can only tow in community parking areas and turn outs areas.

C: Jayla Walters requested for an email be sent to the traffic committee regarding the issue.

Q: Homeowner asked who to report dumpster diving to.

C: Homeowner stated trash is public property there is nothing to report.

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- Q: Homeowner asked if there could be a police blotter in the newsletter to notify residents of things happening in the community.
- A: Michael Brown stated see something, say something, and the police blotter is public record anyone can check.
- Q: Homeowner asked again if it can incorporated into the newsletter.
- A: Jayla Walters stated the Board position is see something say something, do not want to sensationalize.
- C: Raquel Rodriquez d'Langlois responded not in the best interest of community.
- Q: Homeowner asked can music be played at pool parties.
- A: Jayla Walters asked for Tamru Demsash to inquire.
- C: Homeowner stated that Social and Neighborhood Watch committees should partner for Family Day.
- A: Brian Turrell will forward to Neighborhood Watch committee members.
- Q: Homeowner asked if there are any master gardeners in the community.
- A: No.
- C: Homeowner stated University of Maryland offers Master Gardener program, and asked if garden tips can be included in the newsletter.
- C: Homeowner stated that Tanyard Springs website is outdated.
- A: Michael Brown and Homeowner will review website.
- C: Jayla Walters acknowledged Tamru Demsash's hard work for single handedly managing the office.

COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE – The Newsletter will be emailed this weekend, discussion regarding the basketball court will be added.

DESIGN REVIEW COMMITTEE – Nine applications have been approved.

NEIGHBORHOOD WATCH COMMITTEE – Committee member Troy resigned, which leaves only one committee member. Homeowners were encouraged to join this committee. Tamru Demsash stated neighborhood watch signs are waiting for proposals.

RULES AND REGULATIONS COMMITTEE – No report at this time.

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SOCIAL COMMITTEE – The St. Patrick’s Day event went very well, there were more attendee’s than the Christmas party. The first official Book Club meeting was a success with 15 residents attending. The next meeting will be held on Wednesday April 26, 2017, two books will be discussed. The Cinco De Mayo event is scheduled on Friday May 5, 2017. The Pet Parade event will be scheduled in the future. Homeowners were encouraged to share any ideas, and join this committee as there are only three and a half volunteers, the additional support is needed. The next meeting will be held on Sunday March 26, 2017 at 4:00 pm. Committee members will discuss strategies for reaching out to renters in the community, an email will be sent to reach out to them.

Q: Homeowner asked if you cannot attend Sunday’s meeting, how you can obtain information.

A: Michael Brown recommended homeowner to review Tanyard Springs official home page and look for Social Committee’s link to email committee members.

TRAFFIC COMMITTEE – Discussion of no parking signs placed on Heritage Crossing.

Q: Homeowner asked if there will be parking on both sides of the street on the weekend.

A: Not sure.

C: Jayla Walters asked for homeowners to write a letter to make suggestions.

C: Homeowner stated never to allow parking on both sides of the street.

MANAGEMENT REPORT

Tamru Demsash stated construction workers will be working in the pool area. The pool will undergo repairs and will be completed by Saturday April 15, 2017. He also stated to look out for emails regarding the pool opening and the Annual Meeting.

Q: Michael Brown asked if repairs will be at a cost to HOA.

A: Tamru Demsash stated no.

TREASURER’S REPORT

Michael Brown presented the treasury report for January 2017:

Operating Accounts	\$210,697.11
Delinquent Accounts (170)	\$ 67,889.23
Total accrued Reserves	\$735,589.78
Unappropriated Owner’s Equity	(\$192,054.26)

The Association has a delinquency rate of 5.3%.

Q: Homeowner asked how many accounts were delinquent.

A: Michael Brown stated 93 under 60 days totaling \$18K.

C: Jayla Walters stated that the amounts are small, and encouraged homeowners to pay.

MATTERS FOR BOARD DECISION

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
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Ratification of Email Vote- Cease Waiving Fines

“I move to ratify the Board’s decision of 03/02/2017, to cease the action of waiving the first fine for all homeowners of Tanyard Springs HOA effective March 1, 2017 at 12:01 A.M.”.

Motioned: Jayla Walters 2nd Jason Hnat

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

Forrest Edge Tree Removal

“I move to Approve AMG’s proposal to remove a potential forest edge tree liability located in section A of the community for the cost of \$595.00, and to be expensed to GL 6165.”

Motion: Jayla Walters 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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Review/Approve Social Committee Member

“I move to ratify the Board’s decision of 02/28/2017, to appoint resident Crystal Koo for membership to the Tanyard Springs Communications Committee effective March 23, 2017”

Motion: Jayla Walters 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			

Review/Approve Communications Committee Members

“I move to ratify the Board’s decision of 03/06/2017, to appoint residents Katie DelMoral, Reena Lad and Meka _____ for membership to the Tanyard Springs Social Committee effective March 23, 2017.”

Motion: Jayla Walters 2nd Michael Brown

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

Ratification of Email Vote- Book Club/Social Committee

“I move to ratify the Board’s decision of 03/02/2017, to approve social committee to expand to include a book club that will meet on monthly basis effective March 22, 2017.”

Motion: Jayla Walters 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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BOARD AWARENESS / DISCUSSION ITEMS

DISCUSSION ITEM 1 – Insurance Renewal

Jayla Walters motioned to continue the partnership with Nation Wide Jack Braden. Michael Brown seconded, motion approved.

DISCUSSION ITEM 2 – Proposals for Collection Services

Change attorney for collections- Winfred Taylor Preston. Michael Brown asked if change was a cost saving measure. Jayla Walters stated yes it's a fiscal decision because money doesn't have to pay upfront, and upfront costs have been factored into budget this year. Brian Turrell motioned for Michael S. Neall as collections attorney ASAP with clarification with CNP. Jason Hnat seconded, motion approved.

DISCUSSION ITEM 3 – Neighborhood Watch

Tamru Demsash will collect proposals.

DISCUSSION ITEM 4 – Website Requests

Tamru Demsash inquired how/if previous homeowners have the ability to disable their account to remove them from the website.

DISCUSSION ITEM 5 – Credit Card

Jayla Walters motioned to increase credit line to 5K. Jason Hnat seconded, motion passed.

DISCUSSION ITEM 6 – Annual Meeting

Annual Meeting Tuesday June 13, 2017. There are two 2 year terms open this years. Candidate statements are due by Monday May 8, 2017. Information sent to homeowners Monday May 15, 2017.

DISCUSSION ITEM 7 – Amend Motion -Light Deflector

Brian Turrell motion to amend motion to purchase two light deflectors not to exceed the cost of \$300.00, and to be expensed to GL: 6775. Raquel Rodriguez d'Langlois seconded, motion passed.

DISCUSSION ITEM 8 – Signs for Basketball Court

New larger signs to specify: Summer Hours (March – November) 7:00 a.m. to 9:00 p.m. and Winter Hours (November – March) 9:00 a.m. to 8:00 p.m.

DISCUSSION ITEM 9 – Fence

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Brian Turrell asked the date of the fence. Tamru Demsash responded he is not sure of the date.

ACTION ITEMS

None.

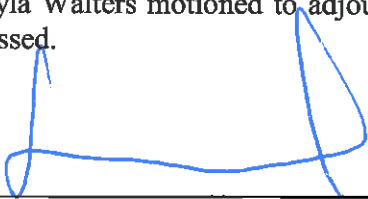
OPEN FORUM

None.

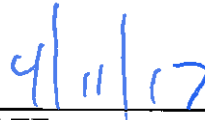
NEXT MEETING – April 11, 2017 at 7:00 p.m.

AJOURNMENT

Jayla Walters motioned to adjourn the meeting at 7:58 p.m. Michael Brown seconded, motion passed.



SIGNATURE



DATE