

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON JANUARY 10, 2017

The Board of Directors of the Tanyard Springs Homeowners Association met on January 10, 2017 at Tanyard Springs Clubhouse. The following persons were in attendance:

BOARD OF DIRECTORS

Jayla Walters, President
Jason Hnat, Secretary
Brian Turrell, Director

Raquel Rodriquez d'Langois, Vice President
Michael Brown, Treasurer

OTHERS

Tom Garver, Vice President, CMC
Randy Summers, Community Manager, CMC
Tamru Demsash, Assistant Manager, CMC
Dee Singleton, Portfolio Manager, CMC

Mac Staples, Vice President, CMC MD
Ray Via, Attorney
Recording Secretary, just a MINUTE!

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 with the amendments to add the Board's December 15, 2016 meeting to discuss delinquent accounts, and the Board's January 1, 2017 meeting to discuss budgets and contracts. Raquel Rodriquez d'Langois seconded, all in favor, motion passed.

GUEST SPEAKERS

Tom Garver, Vice President - CMC
Mac Staples, Vice President - CMC MD
Ray Via - Attorney

MINUTES

Jayla Walters made a motion to approve Minutes of the Regular Session as amended. Raquel Rodriquez d'Langois seconded, motion passed.

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OPEN FORUM

Q: Homeowner stated children are being picked up at various locations through the community, and asked if children can be picked up at one location.

A: Jayla Walters stated that the Board has no official action, and School Board representatives observed bus stops in the community. It was also stated that the Tanyard Springs Clubhouse area was considered to be used as a turnaround area, but there has been no agreement due to insurance reasons, and that there has been a lot of dialogue, but no agreement.

Q: Homeowner asked what streets fall under what schedule for snow plowing, and how many inches of snow fall before streets are plowed.

A: Jayla Walters stated HOA is responsible for private streets, the County is responsible for Streets with single family homes. And the trigger point for snowing plowing is two inches. Brian Turrell stated Anne Arundel County is responsible for plowing Heritage Crossing and Tanyard Springs Lane, Skipwith Drive and Ellsworth Avenue too.

Q: Homeowner asked if another snow company plowing can be considered to help plow the snow, and if a lower trigger point can be lowered.

A: Jayla Walters stated if the trigger point is lowered it will increase the HOA fee. The snow contract was just negotiated from October 2016 to April 2017.

Q: Homeowner asked if regular equipment is used, or equipment specifications in the contract.

A: Jayla Walters replied no.

C: Homeowner stated the streets were not treated.

A: Management stated the president of the landscape company ordered and confirmed the private streets of the community were pre-treated. The contractor provided the date and time, along with documentation associated with the treatment. Michael Brown stated the streets were not treated. Management said they will confirm the original pre-treatment with documentation and forward to the board.

Q: Homeowner stated she received a friend received an invoice from CMC for being under charged for HOA fees for three years, and wondered how could this error happen for this long.

C: Homeowner stated Susan Hart posted letter on website and it states homeowners were under charged \$12 a month for a total of \$538 and homeowners can be placed on a payment plan, or pay the full amount. Executive Management stated they would look into the claim and respond to the appropriate party.

Q: Homeowner asked what happens if the snow fall is more here than what the website states.

A: Jayla Walters stated to go to the websites to place concerns.

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Q: Homeowner asked what the response time is.

A: Jayla Walters stated immediately.

Q: Homeowner asked if there is someone on site to report snow fall total.

C: Homeowner stated it is standard for someone to be on site to inform snow plowing company when there is two inches of snow.

A: Jayla Walters stated the Board will come up with new procedures for snow.

COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE – Michael Brown stated that the draft version of the newsletter will be completed by the end of the week.

DESIGN REVIEW COMMITTEE – Homeowner stated four applications were received from Management, and additional volunteers are need.

NEIGHBORHOOD WATCH COMMITTEE – Homeowner stated additional committee members are needed.

RULES AND REGULATIONS COMMITTEE – No report at this time.

SOCIAL COMMITTEE – Raquel Rodriguez d’Langois stated committee members will be meeting to discuss 2017 plans and events. The Committee Chair is stepping down, and thanked her for serving on the committee.

TRAFFIC COMMITTEE – The first meeting is scheduled for the end of January 2017.

MANAGEMENT REPORT

Tamru Demsash stated that there will be an increase in savings, from \$15 to \$30 per month for the Verizon contract for the next two years, totaling \$720. Tamru Demsash also stated that there will be an increase in internet speed. He also encouraged homeowners to get their pool passes, and that he will order stickers.

Raquel Rodriguez d’Langois asked about the bike rack. Tamru Demsash if there was a better solution since two signs have been posted. Michael Brown asked how many bikes. Tamru Demsash stated two to four. Homeowner suggested the bike racks can be moved at night.

TREASURER’S REPORT

Michael Brown presented the treasury report for November 2016.

Operating Accounts	\$ 165,264.50
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Delinquent Accounts (193)	\$ 72,627.98
Total accrued Reserves	\$ 709,511.78
Unappropriated Owner's Equity	(\$192,054.26)

Michael Brown stated the delinquency rate is 5.6% which is a 2% increase from October 2016 due to a lot of accounts totaling \$100 or less.

MOTIONS

Motion to Install Pet Waste Stations

Jayla Walters made a motion to approve the installation of three (3) pet waste stations in the areas of Section D and Oak Point. Two (2) stations would be installed along the recently developed connector walking path of Oak Point, and one (1) near the entrance of Oak Point. The cost would be expensed to GL Acc# 6035 – Trash and Recycling Service. Michael Brown seconded, motion passed.

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

Ratification of email vote to Appoint Board Positions

Jayla Walters made a motion to ratify the Tanyard Springs Board of Director's email vote of December 14, 2016 to appoint Jayla Walters as President, Raquel Rodriguez, Vice President, Michael Brown, Treasurer, Jason Hnat, Secretary, and Brian Turrell, Director, by unanimous vote. Raquel Rodriguez d'Langois seconded, motion passed.

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

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Ratification of email vote to Approve New Board Member

Jayla Walters made a motion ratify the Tanyard Springs Board of Director's email vote of December 14, 2016 to appoint Brian Turrell to the Tanyard Springs Board of Directors, by unanimous vote. Raquel Rodriguez d'Langois seconded, motion passed.

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

BOARD AWARENESS / DISCUSSION ITEMS

DISCUSSION ITEM 1 – Traffic and Parking Issues on Pultney Lane

Michael Brown expressed concerns about the bus stop because of how homeowners are parking. Jayla Walters suggested the Traffic Committee address parking concerns and place parking etiquette information in the newsletter. Michael Brown also stated parking is bad in Section A, and asked Traffic Committee to address. He encouraged homeowners to call Anne Arundel County Police Department non-emergency number at 410-222-8610 if they have traffic concerns.

DISCUSSION ITEM 2 – Resident bio/request to serve on the Traffic Committee

Jayla Walters motioned to approve Ryan Clark to join the Parking and Traffic Committee. Michael Brown seconded, motion approved.

DISCUSSION ITEM 3 – Methods of Communication

Michael Brown stated methods of communication: emails, e-blasts, USPS mail, and official website where homeowners can submit questions. Jayla Walters stated to help with reducing costs, the quarterly newsletter will not be mailed, and in addition the only items that will be mailed are: Notice of Violations, Budget, and Election information. Raquel Rodriguez d'Langois suggested to set up a table for new homeowners to discuss email registration, get their coupon book, and add instructions to register on the website. Jayla Walters suggested the welcome committee to consider this suggestion.

DISCUSSION ITEM 4 – Design Review Committee Resignation

The Design Review Committee member resignation is accepted by the Board. The Board appointed board member and treasurer, Michael Brown to serve on the Design Review Committee.

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DISCUSSION ITEM 5 – Resident Budget Commentary

Jayla Walters asked for a list of questions regarding the budget.

DISCUSSION ITEM 6 – Complaints of After Dusk Basket Ball Court Usage

Michael Brown stated that the new signs have been installed, and homeowners can call Anne Arundel County Police Department non-emergency number at 410-222-8610 if the basketball courts are used after the designated time. He also encouraged residents to be respectful when addressing individuals using the basketball court after the designated time.

DISCUSSION ITEM 7 – Update of January 1, 2017 Committee Meeting

The contract will be reviewed to determine if the 50' distance between the Tot Lot and parking area falls under a different statute since Tanyard Springs is a planned community.

OPEN FORUM

C: Homeowner reminded homeowners that they are responsible for shoveling snow in front of their homes, and dogs are not allowed to roam the community.

Q: Homeowner asked if a guest speaker could be invited to discuss safety regarding pollution.

A: Jayla Walters replied this will be considered and tied to another event.

Q: Homeowner asked if homeowners will receive a new booklet.

A: Jayla Walters yes.

Q: Jayla Walters asked if homeowners are given notification if they are delinquent.

A: Management replied yes.

Q: Homeowner asked what the reason for the three-month wait time when a property has a lien.

A: Jayla Walters replied there is a cost that will be more than three-months of our HOA fees.

Q: Homeowner asked if there has been good success of recouping the cost.

A: Ray Via stated 5% delinquency rate is good.

Q: Homeowner asked if there was a thorough discussion before the meeting to approve the budget, and if the budget can be emailed.

A: Yes there was a thorough discussion, and the budget can be emailed.

C: Homeowner suggested to review the 2015-2016 end of year and 2016-2017 year to date.

Q: Homeowner asked if HOA contracts can be viewed by homeowners.

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A: Jayla Walters replied yes, just inform Management when you are coming to review.

Q: Homeowner asked if new homeowners are included in the three-month under payment.

A: Jayla Walters replied this is the first time the board is hearing of this.

Q: Homeowner asked how are we getting the money for delinquent accounts, and what is the follow-up.

A: Mac Staples replied that the HOA has adopted collection resolution, and the Exhibit B letter informs homeowners of consequences. After 90 days of collections the attorney will file a Notice of Intent to create a lien. This gets the attention of homeowners.

Q: Homeowner asked who enforces parking violations.

A: Jayla Walters replied signs are put up in certain areas because HOA can only tow from those areas, and they will work closely with Anne Arundel County Police Department, and traffic safety. Michael Brown stated the Traffic Safety committee met with police department, and repeat offenders will be contacted in person.

C: Homeowner stated the tow sign telephone number is useless if HOA is not using that towing company.

A: Jayla Walters replied HOA is required under statute to put up towing signs, and several cars have been towed. Michael Brown stated the signs have towing information if cars are towed. Brian Turrell stated only the Board of Directors can have cars towed from over flow parking, and clubhouse lots.

Q: Homeowner asked if towing signs can be taken down with wrong numbers.

A: Jayla Walters stated whoever is on their call rotation will check with Anne Arundel County Police Department.

Q: Homeowner stated he is confused about private and county roads, and asked if there has been discussions with the county.

A: Jayla Walters replied yes ticketing and towing falls under Maryland statutes.

C: Michael Brown stated if police are tired of receiving complaints they may go back to the drawing board.

C: Homeowner suggested county and state representatives contact information be placed in the newsletter so that complaints can be made to them.

C: Homeowner asked what the consequence are for homeowners who do not pay their fees because

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if HOA do not pursue lawsuits, homeowners who do not pay HOA fees will see that nothing happens and will continue their behavior.

C: Homeowner stated there are too many conduits to get information: mailings, official facebook page, and website.

A: Jayla Walters encouraged homeowners to join the communications committee.

Q: Homeowner stated HOA should be looked at as a business and HOA can communicate with Management.

A: Raquel Rodriguez d'Langois replied HOA is not managed by Management but by the Board members.

C: Jayla Walters stated Michael Brown and homeowners need to dialogue to have all different arenas, not sure what works yet.

C: Homeowner stated she is unable to access website.

C: Michael Brown asked if you have to logged in to it to gain access.

A: the board replied no, anyone can submit a comment.

C: Homeowner stated the website is fixed to access anywhere.

A: Homeowner stated she still cannot access the website.

A: Michael Brown will contact homeowner to address this matter.

Q: Homeowner asked who addresses the needs of the new areas.

A: Jayla Walters replied she walked with the declarant and discussed Tot Lot, another basketball court, picnic table, and gazebo.

Q: Homeowner asked when the smoke detectors will be fixed.

A: Jayla Walters replied the smoke detectors are connected with the alarm company, and have to wait for alarm the company to fix them. Several service calls have already been submitted.

NEXT MEETING – February 14, 2017

AJOURNMENT

Jayla Walters motioned to adjourn the meeting at 8:29 pm, Raquel Rodriguez d'Langois seconded, motion passed.

SIGNATURE

2/14/17

DATE