

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON DECEMBER 13, 2016

The Board of Directors of the Tanyard Springs Homeowners Association met on December 13, 2016 at Tanyard Springs Clubhouse. The following persons were in attendance:

BOARD OF DIRECTORS

Jayla Walters, President
Gunnar Lindberg, Secretary
Raquel d'Langois, Director

Michael Brown, Treasurer
Vice President (vacant)

OTHERS

Randy Summers, Community Manager, CMC
Dee Singleton, Portfolio Manager, CMC (absent)

Tamru Demsash, Assistant Manager, CMC
Recording Secretary, just a MINUTE!

REGULAR SESSION

CALL TO ORDER

Jayla Walters called the Regular Session meeting to order at 7:01 p.m.

AGENDA

Michael Brown made a motion to approve the Agenda with the amendment to add the social committee. Gunnar Lindberg seconded, all in favor. No objections, motion passed.

GUEST SPEAKER

Gary Saylor, President of Atlantic Maintenance Group.

MINUTES

Jayla Walters made a motion to approve Minutes of the Regular Session on November 8, 2016 as amended. Raquel d'Langois seconded, motion passed.

OPEN FORUM

Q: Homeowner inquired if snow was intentionally piled up on dead end streets.

A: amg answered: Yes, but they do not block resident parking and this is cost effective because the snow does not have to be moved to another location.

Q: Homeowner asked if snow was cleared after plowing since it blocks the driveway.

A: amg answered: The goal is to try to widen the road, and clear the curbs.

Q: Homeowner asked what areas are plowed.

A: amg answered: Common areas, sidewalks, and mailboxes.

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Q: Homeowner asked what areas are serviced.

A: amg answered: Only townhouses, no single homes, and they do not service section D.

Q: Gunnar Lindberg inquired why the snow removal hourly rate increased from 2015-2016.

A: amg answered: The 2016-2017 pricing is below industry standard, and fuel, labor, insurance, molasses covered salt, tires, and maintenance prices have all increased.

Q: Gunnar Lindberg asked how HOA and residents be confident that they are being charged for what they are paying for.

A: amg answered: Per request, time sheets can be provided with the invoice for HOA to review.

Q: Jayla Walters asked what the benchmark is for plowing snow.

A: amg answered: Tanyard Springs HOA benchmark is two inches, and that they use Weatherworks, a full service weather consulting company for weather forecasting.

Q: Homeowner asked what the increase from 2015-2016 year was.

A: board answered \$160K-\$190K for snow removal.

Q: Homeowner asked is it safe for the structure of the house when using the bobcat because her townhouse shook, and it felt like an earthquake.

A: amg answered: They use a 19K pound bobcat, a F350 and F450. A homeowner states townhouses sits on a slab, and can feel it more.

C: Homeowner complimented that the crew does a nice job.

Q: Homeowner asked for a copy of the budget.

A: board answered A copy of what was spent in the previous year can be found on the website, and homeowner can also review the monthly expense report.

C: Homeowner stated with CMC managing DRC applications something is falling through the cracks because previously via email, her application was acknowledge recent application was never been acknowledged. Homeowner also stated she previously received an approval letter, but has not received an approval letter to date. Jayla Walters stated she will look into it.

C: Homeowner stated a request has gone out to solicit help for the Neighborhood Watch committee, and is disappointed with the responses.

Q: Homeowner thanked the Board for Breakfast with Santa, and asked the due date for Board applications.

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A: board answered 12/12/16.

COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE – Michael Brown stated the newsletter was dropped this month due to not having volunteers. Jayla Walters stated the official Tanyard Springs Facebook page is for information only, and asked how to get the word out. Michael Brown suggested board eblasts can give this information, and word of mouth are ways to disseminate information. He also stated there were issues when information was placed on the official Facebook page. Homeowner asked will information be placed on official Facebook page in addition to eblasts. Jayla Walters replied yes.

DESIGN REVIEW COMMITTEE – Homeowner stated five applications were received, and response was sent to homeowner Mary.

NEIGHBORHOOD WATCH COMMITTEE – Homeowner stated one application received from Mary submitted in March 2016. Homeowners reached out to neighbors, but no one else stepped up, and asked suggestions from the Board. Gunnar Lindberg suggested to develop a meeting schedule, have regularly scheduled meetings, and place meeting schedule on official Facebook website. Homeowner asked if there is a crime issue. Jayla Walters replied no, but crime is everywhere.

RULES AND REGULATIONS COMMITTEE – No report at this time.

SOCIAL COMMITTEE – Raquel d’Langois stated they have had good events, Christmas with Santa was successful and two homeowners will join the Social Committee. She thanked everyone for their input and announced next Playdate on Saturday January 14, 2017. Homeowner asked how many members were on the Social Committee. Raquel d’Langois stated two and she is the liaison. Jayla Walters encouraged committee members to have more events like Breakfast with Santa.

TRAFFIC COMMITTEE – Gunnar Lindberg encouraged homeowners to join, stated more members are needed, and the next meeting will be in January 2017.

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MANAGEMENT REPORT

Tamru Demsash stated that the contract was up and running. There is a vehicle with expired tags and due process will be initiated. He also stated BG&E has not yet contacted him regarding the lighting refraction for the basketball court, and they have a verbal agreement for a two-year term resulting in \$15 dollars savings, and the IP is \$45.

Michael Brown encouraged homeowners not to yell at the young gentlemen while they are playing basketball.

Randy Summers stated that the Declarant currently plans to build a second half court basketball court in the neighborhood. Jayla then mentioned the same, that Lennar had a second basketball court closer to the street in the plans.

TREASURER'S REPORT

Michael Brown presented the treasury report for October 2016.

Operating Accounts	\$192,465.99
Delinquent Accounts (176)	\$ 69,229.57
Total accrued Reserves	\$683,435.78
Unappropriated Owner's Equity	(\$192,054.26)

Gunnar Lindberg inquired if 5.4% is the delinquency rate for all delinquent accounts. Michael Brown stated the delinquency rate ranges from 5.1% to 5.4%.

Jayla Walters stated the bad debt skews the list because delinquent homeowners are no longer on the list. Randy said he will check with the accountant to see if this homeowner can be removed from the list. Michael Brown asked when this process will start. The accountant can schedule this removal.

MOTIONS

Motion to approve Snow Contract

Jayla Walters motioned to table until questions answered. Board will conduct an email vote if anonymous. Michael Brown seconded, motion passed.

Motion to approve Pool Contract

Tabled, deferred to January 10, 2017 meeting.

Motion to approve Tree Removal

Tabled, deferred to January 10, 2017 meeting.

Motion to approve Board Candidate

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Jayla Walters made a motion to appoint, Jason, to the Tanyard Springs Board of Directors, to fulfill the current vacant position for the remaining two-year term of office, expiring in June 2017. The appointed board member may then re-submit their biography to run for the Board, during the election process of the Annual meeting. Raquel d’Langois seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Michael Brown	X			
Gunnar Lindberg	X			
Raquel d’Langois	X			
Jayla Walters	X			

Ratification of email vote for Board provided del. eblast
Tabled, deferred to January 10, 2017 meeting.

BOARD AWARENESS / DISCUSSION ITEMS

DISCUSSION ITEM 1 – Communications Committee Candidate

Jayla Walters motioned to accept Heather Demby to the Communications Committee. Michael Brown seconded, motion passed.

DISCUSSION ITEM 2 – Design Review Committee Candidate

Michael Brown motioned to accept Steve Walters to the Design Review Committee. Raquel d’Langois seconded, motion passed.

DISCUSSION ITEM 3 – Neighborhood Watch Committee Candidate

Jayla Walters motioned to accept Mary Clayton to the Neighborhood Watch Committee. Gunnar Lindberg seconded, motion passed.

DISCUSSION ITEM 4 – Budget Draft

Jayla Walters stated the March 2017 to February 2018 budget draft will be submitted to homeowners for a 30-day review followed by an opportunity for discussion before the Board finalizes the budget. Randy Summers asked that any questions the board may have, regarding the budget, can be emailed to him, for Management to review and answer. Gunnar Lindberg advised that the HOA could potentially lose \$182K if they do not trim the fat, and increase the monthly HOA fee. Jayla Walters motion to accept the budget from CMC with \$7 per household increase. Raquel d’Langois seconded, motion passed.

DISCUSSION ITEM 5 – Verizon

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Michael Brown motioned to accept Verizon verbal two-year contract to save HOA \$15 per month. Raquel d'Langois seconded, motion passed.

DISCUSSION ITEM 6 – Security System

Tamru Demsash stated the security system can be installed on a second computer, and he is waiting for upper management to respond. Jayla Walters stated to give Lennar five days to respond. Tamru Demsash stated no other HOA has asked for this request. Raquel d'Langois asked is there a monetary concern to install the security system on the second computer. Tamru Demsash stated he is not sure, but will check. He also stated static IP address is not needed for the security system

DISCUSSION ITEM 7 – IP Address for Verizon

Currently a non- issue.

DISCUSSION ITEM 8 – Newsletter Update

Nothing to report.

DISCUSSION ITEM 9 – Draft Audit

Michael Brown stated Minutes were not provided, and the stone house is in arrears by \$8K, but are repaying month to month.

DISCUSSION ITEM 10 – Social Committee Resignation

Raquel d'Langois stated a Social Committee member resigned after several negative comments were placed on unofficial Facebook page.

Raquel d'Langois inquired about the bike rack. Tamru Demsash stated two signs were put up, but are now missing.

Raquel d'Langois also stated that Lennar planted shrubs to address the Tot Lot concerns, but did not place in the areas needed. Jayla Walters stated Lennar pushed backed and stated they have met Anne Arundel county regulations, and HOA can make changes. Jayla Walters asked to conduct additional research from Raquel, then reach out Lennar.

DISCUSSION ITEM 11 – Gunnar Lindberg

Jayla Walters thanked Gunnar Lindberg for service on the Board.

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ACTION ITEMS

- Send eblasts to inform homeowners of official Facebook page, once board composes message.
- Add Traffic Committee to the agenda
- Insurance with AMG included with contract
- Verizon two year contract approved
- Follow up on Lennar's response regarding Security System placed on Tamru Demsash desktop computer
- Tot Lot shrubs request for relocation, and change/remove trees with red berries in Tot Lot
- Mail Budget to homeowners

OPEN FORUM

Q: Homeowner stated there are bushes with red berries in the tot lot area, and she has observed children from age two to ten eating them. She has researched the berries and has found that eating them can cause severe to mild diarrhea and stomach distress. Homeowner asked if warning with the name of the tree can be sent to homeowners.

A: This concern will be forwarded to Lennar to change out trees, and the response will be shared at a future Board meeting.

Q: Homeowner asked how big the tree planted behind her house will get since it's close to her back door.

A: board answered Management was requested to contact Lennar to share this concern.

Q: Homeowner asked what problems could result from increasing HOA dues.

A: board answered: Raised dues can influence marketability to potential new homeowners as well as unhealthy finances.

Q: Homeowners asked what the economic feasibility of dropping the lawsuit with Lennar are, and what are the risks and rewards of litigation. Homeowner responded a lot of lawsuits wait it out, and the HOA wins.

A: board answered: We are at the two year mark and will see a lot of this happening and changing.

Q: Homeowner questioned if the bad debts are from current homeowners.

A: board answered No.

Q: Homeowner asked if liens will be placed on homeowners.

A: board answered No they will wait longer because the fees are low.

Q: Homeowner shared her annoyance with the rate increase, and asked if enough homeowners opposed will that stop the rate increase.

A: board answered No. There is give and take in the budget. Gunnar Lindberg encouraged

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homeowner to review the budget. Homeowner stated she has lived in this community since 2009 and this is the third or fourth rate increase.

Q: Homeowner stated that she has observed children climbing the fence to the cemetery which is private property and asked if residents can be informed that this area/roads are county roads and private property and not in the purview of the HOA.

Q: Homeowner asked who tests the video security system, and how often.

A: The equipment is used weekly, it's not scheduled, but tested often.

Q: Homeowner asked how audit will be published.

A: board answered Homeowners can call Management to review audit.

Q: Homeowner asked if reserves need to match property with growth and territory.

A: board answered The reserve study project twenty years out. Michael Brown stated reserves are critical to our community.

C: Homeowner asked how homeowner's gain accesses to the official Facebook page, and recommended the Board to have the communications committee to place a link on their webpage for the official Facebook website. Homeowner also recommended that communications & social committees should work hand and hand including scheduling meetings together.

C: Homeowner stated she thought HOA had no rule in the woods regarding tree removal.

A: board answered The HOA can act if there is imminent danger, but all other concerns goes through the county.

Q: Homeowner asked what is the purpose of having an official Facebook page if it is for informational purposes only, and not used socially. She also stated since more people come to Facebook to be social, it may not be positive if they cannot be social.

A: board answered It is another way to get information out.

Q: Homeowner asked if comments have been turned off from Facebook page.

A: board answered No, but may consider if more outcry from homeowners. The community Facebook page has gone tremendously bad, and works when communities are not allowed to make comments.

C: Homeowner stated people call Board members a lot of nasty names on the unofficial Facebook page, and people on this page are not homeowners. The official Facebook page is the most effective way to get out information.

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Q: Homeowner asked what the arrangement with Stone House is.

A: board answered \$19 per month per house.

C: An ad hoc finance committee was suggested, and two homeowners agreed to volunteer to serve on committee.

Q: Homeowner inquired if Board has considered extending the Board from five to seven members, and designate representative per section.

A: board answered It is difficult to get five members to hang in there. There must be a two thirds vote from homeowners to expand the Board.

Q: Homeowner asked if the two third vote can take place during annual election.

A: board answered Someone could make a motion, and another homeowner could second. 15% of ballots must be turned in, and we will never get to 15%. It is difficult to change.

AJOURNMENT

Jayla Walters motioned to adjourn the meeting at 9:05 pm, Raquel d'Langois seconded, motion passed.



SIGNATURE



DATE