

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON NOVEMBER 8, 2016

The Board of Directors of the Tanyard Springs Homeowners Association met on Tuesday, November 8, 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

Tamru Demsash, Assistant Manager, CMC Dee Singleton, Portfolio Mgr, CMC
Randy Summers, Community Mgr, CMC (absent) Recording Secretary, just a MINUTE!

REGULAR SESSION

CALL TO ORDER

Jayla Walters called the Regular Session to order at 7:00 p.m.

AGENDA

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

MINUTES

Gunnar Lindberg made a motion to approve Minutes of the Regular Session on October 11, 2016 as amended. Jayla Walters seconded, motion passed.

OPEN FORUM

Homeowner requested that important numbers are listed in the newsletter.

Homeowner stated her home was not on the list for recent sidewalk repairs, but repairs were completed. Jayla Walters stated that the sidewalk repair timeline is out of HOA control, and additional information is needed from repairmen to communicate properly to homeowners.

Homeowner thanked Board Members for the sign, and has observed workers picking up trash and is very pleased with what he is observing.

Homeowner expressed concern as a result of sidewalk repairs, his driveway is horribly pitted. Jayla Walters stated that homeowner will need to contact Lennar to inform them of his complaint. Michael Brown instructed homeowner to utilize the Lennar website to communicate concerns.

COMMITTEE REPORTS

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COMMUNICATIONS COMMITTEE – Michael Brown stated the newsletter will be released in November and December of 2016, and in 2017, the newsletter shall be released quarterly in a digital format only via the facebook page, E-blast, and the Community website.

DESIGN REVIEW COMMITTEE – Homeowner stated 18 applications were received. Fifteen were approved, one was incomplete, and one disapproved.

NEIGHBORHOOD WATCH COMMITTEE – Gunnar Lindberg inquired about the Neighborhood Watch e-mail account. Michael Brown stated that he would look into it and report back to the board, at the December 2016 board meeting.

RULES AND REGULATIONS COMMITTEE – No report at this time.

SOCIAL COMMITTEE – Homeowner stated the Christmas planning party will be held on Saturday November 13, 2016. There will be two parties, one for children and one for adults. She stated a larger space is needed if couples attend, and that more than 200 people attended the Halloween party which space was very tight. Gunnar Lindberg suggested that Board members reach out to Lennar to request a larger space for the Christmas party. Michael Brown stated he emailed Halloween pictures and some emails bounced back. He will email pictures once he receives addresses. Jayla Walters and Gunnar Lindberg complimented homeowner on the great job of planning this event. Jayla Walters asked for homeowner to come back and report plan A, B and C for party location.

TRAFFIC COMMITTEE – Gunnar Lindberg stated three committee members did not attend tonight, and there will be a meeting on Thursday November 10, 2016 at 7:30 pm. Jayla Walters stated that private streets will be monitored by the Anne Arundel Police Department, and that homeowners will be ticketed by Anne Arundel Police Department if homeowner's cars are straddling the sidewalk.

MANAGEMENT REPORT

Tamru Demsash stated they are in the process of preparing the budget for next year, and to report any events occurring during December 2016, and they will report to the community.

Jayla Walters stated we have been reimbursed for damage to the trees.

TREASURER'S REPORT

Michael Brown presented the treasury report for September 2016.

Operating Accounts	\$281,482.94
Delinquent Accounts (171)	\$ 66,169.87
Total accrued Reserves	\$683,435.78

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Unappropriated Owner's Equity (\$118,220.88)

Jayla Walters asked if fines are tacked on to homeowner's accounts, and how accounts that are fined are tracked. Gunnar Lindberg stated homeowners have difficulty securing loans if banks see a high number of delinquencies. Tamru Demsash stated homeowners are fined \$50. Jayla Walters has called a meeting on Thursday November 17, 2016 with Randy Summers, Dee Singleton, and Tamru Demsash to explain how the process happens, and how tracking takes place at the local level.

Michael Brown asked how many garden plants. Tamru Demsash stated there is a total of 32 large plants.

Gunnar Lindberg stated accounts will need to be properly coded for the next budget cycle.

Jayla Walters stated the budget will be reviewed in a few weeks. Short term and long term plans will need to be developed, and the capital cash contribution which is extra income generated from the purchase of new homes will be going away once all the houses are built. Decisions will have to be made as to how/if this income will be replaced.

Michael Brown requested vending machine income should be posted to account #4830, violation income to account #4805, and a new account to be set up for income of garden plot rental income.

MOTIONS

Review/Approve Board Member Applicant(s)

Tabled, deferred to Tuesday December 13, 2016 meeting.

Dog Park Lawn Restoration Project

Tabled, deferred to Tuesday December 13, 2016 meeting.

Pool Contract

Meeting with pool company representatives to discuss contracts will be scheduled in December 2016. Tabled, deferred to Tuesday December 13, 2016 meeting.

AMG Snow Removal Contract

Tabled, deferred to December 13, 2016 meeting.

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Ratification of Board for Social Committee Prescheduled Play Dates

Jayla Walters made a motion to ratify the Board email vote to approve the Social Committee request to use the Clubhouse for prescheduled playdates. Gunnar Lindberg 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 Board email vote for liaison positions

Jayla Walters made a motion to ratify the Board email vote to approve the Board's positioning for committee liaisons, which are as follows per the email vote:

Neighborhood Watch and Communications Committee's liaison: Michael Brown

Management liaison and Design Review Committee liaison: Jayla Walters

Social Committee liaison: Raquel d'Langois

Rules and Regulations Committee, Traffic Committee, and Traffic and Parking Committee liaison: Gunnar Lindberg. 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			

Motion to review/approve committee member volunteer

Jayla Walters made a motion to approve Troy Hall to serve on the Neighborhood Watch Committee effective immediately. Michael Brown seconded, motion passed.

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

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BOARD AWARENESS / DISCUSSION ITEMS

DISCUSSION ITEM 1 – Verizon Contract

Michael Brown discussed Verizon’s two-year contract, and stated there will be a savings of \$8 per month per television. If the contract was pulled, and a \$20 per month charge for the remaining months left on the agreement. Gunnar Lindberg stated he does not see a drastic savings, and therefore recommends to sign the Verizon two-year contract.

DISCUSSION ITEM 2 – Resident request to address traffic speeding in HOA

Jayla Walters stated Management receives issues when complaints are received, and immediately forward complaints to HOA.

DISCUSSION ITEM 3 – Pet Waste Stations

Michael Brown made a motion to purchase 10 pet waste stations at \$169 per station. 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			

DISCUSSION ITEM 4 – Security System

Michael Brown discussed the need to install the security system software on the DRC laptop since it remains in the Tanyard Springs clubhouse management office. Currently the only access to the security system software is via Randy Summers laptop, which he takes home. Michael Brown stated they would not have access to the security system if Mr. Summers goes on vacation. Jayla Walters stated that the HOA will purchase security system software and place it on a second laptop, or Tamru Demsash's desktop since it remains in the Tanyard Springs clubhouse management office. Michael Brown also stated there is an additional solution for accessing the security system remotely. Tamru Demsash will inquire with Verizon,

DISCUSSION ITEM 5 – Tot Lot Update

Jayla Walters inquired if there were any updates regarding the ribbon cutting and requested Board members not to attend unless safety concerns are addressed.

DISCUSSION ITEM 6

Gunnar Lindberg made a motion for the Newsletter to be issued quarterly: March 2017, June 2017, September 2017, and December 2017. Jayla Walters seconded, motion passed.

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

DISCUSSION ITEM 7

Gunnar Lindberg stated there will be a need for two additional Board members since he will be leaving the Board in 45-60 days, but will remain in Board Member position until he is no longer a property owner. Jayla Walters thanked him for serving on the Board.

ACTION ITEMS

- Schedule meeting to discuss bad debt for delinquent home owners
- Address Security Software concerns
- Inquire about backup static IP address as a part of the Verizon contract
- Compose an official message to the resident who running stop signs
- Review ADA sidewalks requirements

OPEN FORUM

Homeowner stated that he is not clear on the term straddling the sidewalk. Gunnar Lindberg stated there are rules and regulations re: blocking the sidewalk. The defining line is if one tire is on the sidewalk, it is considered a violation. Homeowner stated he does not have additional parking since the parking area is under construction, there is no common area since he lives at the end of the road, and his household has a total of five vehicles. Gunnar Lindberg stated homeowner has an uneven number of cars to house ratio, since the rule for two-car garage homes is allocated 3.5 parking spots. The homeowner was recommended to contact Lennar regarding this issue.

Homeowner asked when HOA fees will go up since the rate has increased three times. Jayla Walters stated there was not an HOA fee increase for the prior six to seven years and the Board works very hard to keep HOA fees down.

Homeowner stated (unofficial) Face Book can be utilized as a tool that could be a game changer, and assist in identifying homeowner gifts that can be utilized in the community. Jayla Walters encouraged homeowner to join the Communications committee.

Homeowner asked if Board members could be responsible for designated sections in the

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community. Jayla Walters stated that would be difficult with the turnover of Board Members.

Homeowner questioned if Lennar could offer funds, the usage of the model home, or a heated tent for the Christmas party.

The Design Review committee is looking for volunteers.

Homeowner stated great meeting on Thursday, thanked the Board for their hard work, and asked if there is an applicant for Board member position. Jayla Walters stated yes there is one applicant.

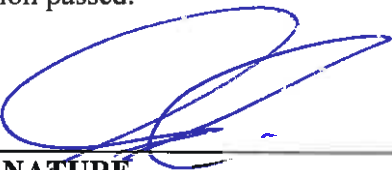
Homeowner stated he has researched canine grass and certain species are better than others for this purpose, and to consider dividing the dog park in thirds, and rotate for growth i.e. big dogs, little dogs, and growth section.

Homeowners inquired if pool hours could be extended before regular hours for lap swimming, and is there an adult and/or swim team for children. Jayla Walters stated the community does not have a swim team at this time.

Homeowner stated she will miss Gunnar Lindberg, and that there is going to be a huge hole in the community.

AJOURNMENT

Jayla Walters made a motion to adjourn the meeting at 8:59 pm. Raquel d'Langois seconded, motion passed.



SIGNATURE

12/13/16

DATE