

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

The Board of Directors of the Tanyard Springs Homeowners Association met on Tuesday, March 8, 2016 at Tanyard Springs Clubhouse. The following persons were in attendance:

BOARD OF DIRECTORS

Lance Konig, President
William Ward, Secretary
David Harthman, Director

Scott Brownstein, Vice President
Jayla Walters, Treasurer

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

REGULAR SESSION

GUEST SPEAKER - SARA GANNON, LIAISON FOR COUNTY EXECUTIVE

Ms. Gannon presented that there will be a community connection town hall held on March 15, 2016 at Brooklyn Park Middle School. This will provide homeowners access to many different agencies that could assist them. Ms. Gannon also presented that there will be an open discussion on teenage heroin abuse held at Northeast High School on April 20, 2016. Ms. Gannon listened to concerns regarding the speeding problem in the neighborhood and she will present the issues back to the offices of Traffic Division and Mr. James Schrolls. Ms. Gannon will also be communicating with police officers regarding towing and other community issues. She welcomes the community to inform her of important community events and she will post the information on the website.

STATEMENT OF EXECUTIVE SESSION

On February 9, 2015, the Board met in executive session to discuss rules and regulations, grievance response letter from attorney, legal matters, management contract, ad hoc committee status, and code of conduct revision.

CALL TO ORDER

This meeting was called to order at 7:00 p.m. by Lance Konig.

AGENDA

Lance Konig made a motion to approve Agenda. No objections, motion passed

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MINUTES

Lance Konig made a motion to approve Minutes of the Regular and Executive Sessions on February 9, 2015 as presented. William Ward seconded, motion passed. Lance Konig made a motion to approve Minutes of the special budget session on February 29, 2015. William Ward seconded, motion passed unanimously.

OPEN FORUM

Michael Brown inquired about the status of the traffic focus group. David Harthman explained that the focus group is still waiting to hear back from the county due to potential conflicting viewpoints of property turnover between county and declarant. Mr. Brown also stated that Board members are listed as committee members on the reverse of the community newsletter. William Ward explained that the wording on the back of the newsletter is stating the names of the committee members and the Board members who worked on the newsletter. All future newsletters will be reworded to avoid misunderstanding.

Raymond Hodge inquired about the procedure for documents being prepared by committee members versus Board members. Mr. Hodge stated concerns that the Board is not communicating with the community, due to the current status of the community Facebook page. William Ward explained that the procedures for preparing documents are being followed in accordance with the Bylaws. Lance Konig explained that the Facebook page was taken down after Board vote.

Gunnar Lindberg inquired about the status of the towing company. Lance Konig explained that there is a new state statute, 21-10-A, that states that someone must be on site to approve in writing, any potential vehicle towing.

COMMITTEE REPORTS

- A. SOCIAL COMMITTEE – No report at this time.
- B. NEIGHBORHOOD WATCH COMMITTEE – No report at this time.
- C. COMMUNICATIONS COMMITTEE – The newsletter has been sent out. Minutes from the last meeting have been forwarded to the Board liaison.
- D. DESIGN REVIEW COMMITTEE – The meeting was rescheduled until next week.
- E. RULES AND REGULATIONS COMMITTEE – No report at this time.

MANAGEMENT REPORT

Randy Summers presented an end of fiscal year, informal in-house report to the higher Executive Branch, in which includes the final total in savings by onsite Management for the HOA in the amount of \$82,983.55. The CMC Management team has also saved this community in terms of service hours of approximately 325 hours of which, Management did not charge the HOA for, that translated into an additional monetary savings of well over several thousand dollars for the HOA as well.

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TREASURER’S REPORT

Randy Summers presented the treasury report for January 2016.

Operating Accounts	\$ 297,518.66
Delinquent Accounts (181)	\$ 63,942.76
Total accrued reserves	\$585,553.78
Unappropriated Owner’s Equity	(\$ 60,187.29)

MATTERS FOR BOARD DECISION:

ACTION ITEM 1 – HOA Insurance

The Board was forwarded proposals from several insurance companies. Various questions have been submitted to the insurance company and management is awaiting a response. At this time, management is recommending that the Board select Nationwide Insurance. This matter is tabled until the answers to the questions are received.

ACTION ITEM 2 – Revised HOA Inspection Schedule

Management has reformatted the Inspection Schedule report to be more streamlined and organized by street, due to the expanding Community. Dee Singleton stated that CMC will soon be piloting a tablet program where violations photographs can be directly and immediately uploaded to C3, with the estimated cost to be \$200-\$300 per tablet. This new technology will also aid in more time efficient violation reviews in the Community. Jayla Walters stated that she was under the assumption that this matter was more of an administrative directive and not an alteration to the rules and regulations document. David Harthman explained that this matter will not alter the cure period for violations, only alter the length of time that management has to review.

Lance Konig made a motion to approve the redesigned Association review guideline for the Design Review Community Inspections and the Rules and Regulations Inspection processes. The original process derived from the Association documents allowed for a ten (10) day review and cure time. Due in part, to the large scale Community expansion, the Board would like to extend the Design Review violation and the Rules and Regulations violation review period to twenty (20) days, within the due process of each document. The cure period for both violation processes would remain at 10 days.

Lance Konig made a motion to amend the motion to state “review” instead of “cure”. William Ward seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Lance Konig	X			
Scott Brownstein	X			
Jayla Walters	X			

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David Harthman	X			
William Ward	X			

ACTION ITEM 3 – Clubhouse Fitness Television Timer

Lance Konig motioned to approve purchasing and installing two (2) Intermatic wall timer units with increment options of 5-15-30-45-60 minutes for the clubhouse fitness room televisions, at a cost not to exceed \$370 and expensed to GL Acct#6545 – Electrical Supplies/Repair and Maintenance. William Ward seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Lance Konig	X			
Scott Brownstein	X			
Jayla Walters	X			
David Harthman	X			
William Ward	X			

ACTION ITEM 4 – Clubhouse Fitness Lighting Timer

Management recommends the Board purchase and install three (3) Intermatic wall timer units with increment options of 15-30-60-2/hrs-4/hrs for the clubhouse fitness room lighting. Lance Konig expressed concern that these timers may not be necessary at this time.

Jayla Walters made a motion to have management to order two (2) signs at a cost not to exceed \$50 to be posted in the clubhouse fitness room reminding homeowners to turn off the lights. Lance Konig seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Lance Konig	X			
Scott Brownstein	X			
Jayla Walters	X			
David Harthman	X			
William Ward	X			

ACTION ITEM 5 – Rules and Regulations Document

Lance Konig made a motion to approve the revised and re-edited Tanyard Springs rules and regulations document, Ed 3/2106, as presented. Scott Brownstein seconded.

David Harthman has additional questions regarding this matter and asks that the Board consider holding off on approving this document at this time. Mr. Harthman states that he would like to have time to present his concerns to the Board. Initial motion rescinded.

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William Ward made a motion to postpone the final vote for 14 days, pending review from the Board. David Harthman seconded, motion failed.

Board Member	In Favor	Opposed	Abstain	Absent
Lance Konig		X		
Scott Brownstein		X		
Jayla Walters		X		
David Harthman	X			
William Ward	X			

Lance Konig made a motion to approve the revised and re-edited Tanyard Springs rules and regulations document, Ed 3/2106, as presented, with noted language edits. Scott Brownstein seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Lance Konig	X			
Scott Brownstein	X			
Jayla Walters	X			
David Harthman		X		
William Ward		X		

ACTION ITEM 6 – Pool Rules and Regulations

Lance Konig made a motion to approve the revised and re-edited Tanyard Springs pool and facilities rules and regulations document, (v3.0), as presented, with noted language edits.. Jayla Walters seconded.

David Harthman has additional questions regarding this document and asks that the Board consider delaying the final vote. David Harthman inquired about the policy regarding children’s passes, costs for chaperone passes being too high, and the verbiage regarding persons with incontinence. Lance Konig rescinded the motion. Scott Brownstein suggested striking the verbiage from bullet 13 stating “or who are incontinent” and striking the entire bullet 12a.

Lance Konig made a motion to approve the revised and re-edited Tanyard Springs pool and facilities rules and regulations document, (v3.0), amended to strike original bullet 12a, add parenthesis to new bullet 12a-12e, and to strike the verbiage from bullet 13 stating “or who are incontinent”. Jayla Walters seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
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Lance Konig	X			
Scott Brownstein	X			
Jayla Walters	X			
David Harthman	X			
William Ward	X			

ACTION ITEM 7 – Fitness Center Rules

Jayla Walters made a motion to approve the amendment to the Tanyard Springs community fitness center rules. William Ward seconded, motion passed.

Board Member	In Favor	Opposed		Abstain	Absent
Lance Konig	X				
Scott Brownstein	X				
Jayla Walters	X				
David Harthman	X				
William Ward	X				

ACTION ITEM 8 – Pest Control Services

Lance Konig made a motion to approve hiring Ortho Pest Control Service for pest control treatment of the Tanyard Springs Clubhouse, with four (4) service treatments per year at a cost not to exceed, \$260 and expensed to GL Acct# 6434 – Pest Control. Scott Brownstein seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Lance Konig	X			
Scott Brownstein	X			
Jayla Walters	X			
David Harthman	X			
William Ward	X			

DISCUSSION ITEM 1 – Pool Stickers

Lance Konig made a motion to approve the purchase and placement of security, holographic stickers on eligible Tanyard Springs, swimming pool passes, as the passes are presented. The Board approves the process of inviting designated HOA sections by street, to visit the clubhouse with their pool passes for sticker placement over the next several months. Any resident who does not respond to Management's invitation on their designated day or week, may still receive a sticker

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on their pool pass, once the pool season opens from the lifeguard station, after verifying proof of residency, with the guards. The cost of the holographic security stickers will be expensed to GL Acct# 6710 - Pool Supplies. William Ward seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Lance Konig	X			
Scott Brownstein	X			
Jayla Walters	X			
David Harthman	X			
William Ward	X			

DISCUSSION ITEM 2 – Welcome Wagon

Jayla Walters discussed that management has been providing the Board with a list of new homeowners at the end of each month for the original intent of welcoming new owners to Tanyard Springs, but this process has not been occurring, after the initial start. She now suggests that this process should be tasked to a committee. Scott Brownstein suggested having a new homeowner meet and greet at the clubhouse every quarter, pending the social committee’s review and recommendation to the Board, regarding this suggestion.

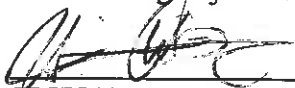
DISCUSSION ITEM 3 – Electrical Rate Savings

The Board was presented in an email, with cost savings options on discounted electrical rates, through Nextility, approx..one week prior to the Board meeting date. The discounted rate window had closed by the meeting date. Management will continue to research electrical rate options along with solar panel installation options on the clubhouse, per Board direction.

NEXT MEETING - April 12, 2016 at 7 p.m.

ADJOURNMENT

The meeting adjourned at 9:19 p.m.



SIGNATURE

12 Apr 2016

DATE