

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON TUESDAY, JANUARY 12, 2016**

The Board of Directors of the Tanyard Springs Homeowners Association met on Tuesday, January 12, 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!
Tamru Demsash, Assistant Manager, CMC
Dee Singleton, Portfolio Manager, CMC

REGULAR SESSION

STATEMENT OF EXECUTIVE SESSION

On December 8, 2015, the Board met in executive session to discuss an ad hoc committee to be formed to discuss needs and wants for management, towing, board candidates, and legal matters.

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

MINUTES

Lance Konig made a motion to approve Minutes of the Regular Session on December 8, 2015 as presented. Jayla Walters seconded, motion passed. Lance Konig made a motion to approve Minutes of the Executive Session on December 8, 2015. Scott Brownstein seconded, motion passed unanimously.

ADOPTION OF BOARD APPOINTMENT

Lance Konig made a motion to adopt the electronic vote on December 8, 2015 to appoint William Ward by a vote of 3/1 to the vacant Board Director and Secretary position. Scott Brownstein seconded, motion passed.

OPEN FORUM

Homeowner inquired when the next traffic focus group meeting will occur. Scott Brownstein explained that the next meeting has not been scheduled yet. Homeowner also inquired about cure period for company signage/advertisements posted on community common grounds. Lance Konig

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explained that management follows a 10-day courtesy cure period outlined in the Assoc. documents, prior to removal of signs. Jayla Walters suggested that the Rules and Regulations Committee be tasked to research regulations of signage. Homeowner also inquired about the lights in the clock tower. Randy Summers explained the clock tower had recently incurred damage, and required multiple maintenance repairs, which began last month. Most recently, an electrician has been scheduled to diagnose/repair fused wiring within the tower fixtures. All repairs should be concluded very soon. Lance Konig stated that an information blurb will be included in the newsletter explaining the status of the clock tower.

Homeowner inquired about the status of a grievance that was filed. Lance Konig explained that this matter had not been discussed as a Board, but would be addressed in Executive Session. Lance Konig stated to the homeowner that the Board votes went to the majority candidate.

Homeowner presented a petition to the Board asking that the Rules and Regulations be altered to allow certain front of home trash can storage options. The petition has been signed by numerous homeowners. Lance Konig stated that prior to this ruled being approved, there was notice given to all homeowners via the newsletter. There was a 30-day comment period in place. The Board based their decision on the comments that were received within that time frame. This matter will be discussed further in Executive Session.

Homeowner expressed concern that having a towing company patrolling and ticketing at all hours of the night would result in a loud and unwelcoming environment.

Homeowner inquired how could any results from the community surveys be considered valid if homeowners are allowed to comment multiple times. Scott Brownstein stated that the Board will look into this issue with the Communications Committee.

COMMITTEE REPORTS

SOCIAL COMMITTEE – William Ward presented that a report will be provided to the Board within the next few weeks.

NEIGHBORHOOD WATCH COMMITTEE – No report at this time.

COMMUNICATIONS COMMITTEE – Ray presented that the most recent meeting was rescheduled. Lance Konig inquired about the issues with surveys. Ray responded that the email link will allow homeowners to log in several times to allow them to make comments and will all be tracked by homeowner. The Facebook link is anonymous and not tracked and therefore could allow for homeowners to make multiple responses if the submit from different IP addresses.

DESIGN REVIEW COMMITTEE – Several applications have been received from Chantilly.

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AD HOC RULES AND REGULATIONS COMMITTEE – Gunnar Lindberg presented that the committee discussed enforcement of rules and regulations and pool chaperone passes. The committee inquired about the dates that new pool passes will be issued. Lance Konig stated that a decal will be placed on the backside of the pool pass stating the year that the pass is active. Jayla Walters suggested that management be able to issue new pool passes when they come to management to acquire key cards for the gym. Tamru Demsash stated that management is already doing that by handing out pool pass applications and producing passes upon homeowner request. Lance stated that the Board would revisit the pool pass decal idea and provide direction to Management, prior to, the 2016 pool season.

MANAGEMENT REPORT

Tamru Demsash presented that management has received the green light to begin sending information to homeowners in Section A. The Common Area report has been sent out at the request of the Board. Jayla Walters requested that the report be dated for future reference.

Randy Summers elaborated on an incident that occurred in front of the clubhouse regarding police activity. Management contacted the A.A. County police department and was repeatedly told there was no police report filed in their offices at that time, despite reports in the newspapers. Management will continue to check in with the County, for a report. In addition, The Clubhouse alarm was recently set off by Lennar salespersons trying to show prospective homeowners the clubhouse during non-business hours.. Randy Summers has since contacted the Lennar sales personnel and the issue has been remedied..

TREASURER'S REPORT

Tamru Demsash presented the treasury report for November 2015.

Operating Accounts	\$ 240,588.44
Delinquent Accounts (165)	\$ 59,385.97
Total accrued reserves	\$572,327.78
Unappropriated Owner's Equity	(\$ 19,251.34)

Jayla Walters developed a pie chart to share with the Board in order to better answer homeowner requests for legal fee breakdown. Jayla Walters explained some of the figures:

- the overage in office supplies is due to the unexpected cost of a new computer tower
- the reserve study overage is due to the need to call in a specialist
- plumbing was over budget due to toilet repairs
- fitness center accounts were over budget due to increase maintenance need
- water billing accounts were over budget due to the addition to sprinklers in the dog park area.

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Jayla Walters inquired about \$30 in fees from the Bank. Dee Singleton explained that the fees were NSF fees from the bank and will be adjusted accordingly.

MATTERS FOR BOARD DECISION

ACTION ITEM 1 – Newsletter Advertisement

Lance Konig made a motion to revise the Board approved newsletter advertisement size choices and costs which were originally a full page ad, ½ page ad or ¼ page ad to one ½ page size at a cost of \$50.00 for four consecutive newsletter editions. In addition, the website advertisement postings would be free of charge with no time limit. Jayla Walters 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 2- Homeowner Request

Management received requests from two homeowners regarding trees on their properties. The trees have been inspected by an arborist and management was informed that it is unknown if the trees will fall on houses or not. Jayla Walters made a motion that management contact the county with regards to the trees, receive proposals for removal and present the homeowner with the cost options to be accrued by the homeowner, not the HOA. 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 1 – Committee Resignations

The Board has received a letter of resignation from Barnabas Domowski of the Design Review Committee. The Board has received a letter of resignation from Theresa Brownstein of the Social Committee.

DISCUSSION ITEM 2 – Towing Contract

Lance Konig explained that BB&T was selected by the Board, to be the new towing company in the area with enforcement scheduled for January 18th. BB&T stated the required signage will be

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installed prior to the enforcement date. Management was directed to send out an email notification to the community informing them of the enforcement date.

DISCUSSION ITEM 3 – Fitness Center Signage

Lance Konig explained that signs will be posted to the television in the fitness center to encourage homeowners to turn the televisions off when exiting the fitness center. Two homeowners offered a different solution to the Board. The Board asked Management to postpone ordering the television signage, until the resident produced their solution to the Board.

DISCUSSION ITEM 4 – Volunteer Submission

The Board has received volunteer submissions from Amanda Richards and Michael Richards. Lance Konig made a motion to add Michael Richards as a member of the Rules and Regulation committee. Jayla Walters 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			

Lance Konig made a motion to add Amanda Richards as a member of the Design Review Committee. Jayla Walters 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			

ADJOURNMENT

The meeting adjourned at 8:47 p.m.



SIGNATURE

2/9/16

DATE