

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**7 P.M. ON TUESDAY, DECEMBER 8, 2015**

The Board of Directors of the Tanyard Springs Homeowners Association met on Tuesday, December 8, 2015 at Tanyard Springs Clubhouse. The following persons were in attendance:

**BOARD OF DIRECTORS**

Lance Konig, President

Scott Brownstein, Vice President

Jayla Walters, Treasurer

David Harthman, Director

Randy Summers, Community Manager, CMC

Dee Singleton, Portfolio Manager, CMC (absent)

Tamru Demsash, Assistant Manager, CMC

Recording Secretary, just a MINUTE!

**REGULAR SESSION**

**STATEMENT OF EXECUTIVE SESSION**

On November 10, 2015, the Board met in Executive Session to discuss accounting and legal matters.

**CALL TO ORDER**

This meeting was called to order at 7:04 p.m. by Lance Konig.

**AGENDA**

Lance Konig made a motion to approve Agenda. Jayla Walters motioned to revise the Matters for Board Decision section stating "motion to approve new rules and regulations fine schedule" to read "motion to approve rules and regulations revisions" and to revise Discussion Items section to read "additional material for board discussion". No objections, motion passed

**MINUTES**

Lance Konig made a motion to approve Minutes of the Regular Session on November 10, 2015 as presented. David Harthman seconded, 3 ayes, 1 nay, motion passed. Lance Konig made a motion to approve Minutes of the Executive Session on November 10, 2015. Scott Brownstein seconded, motion passed unanimously.

**OPEN FORUM**

Homeowner inquired about reports to homeowners regarding the amounts of legal fees and where they are being paid. Jayla Walters explained that according to the Fiscal year thus far, the HOA has paid \$31,471 in collections and \$52,560 in attorney communications fees. Jayla Walters also stated that she will provide a monthly breakdown of these fees forthcoming.

Homeowner would like the Board reconsider having an open forum for homeowners at the end of the meeting to allow homeowners to ask additional questions based on discussions during the Board meeting. Lance Konig explained that the second open forum was removed from the agenda

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due to time constraints, but each homeowner can feel free to email the Board members following the meetings.

Homeowner expressed concern over a light bulbs needing replaced outside the pool area and the temperature in the fitness center. These matters have been brought up to management who explained that homeowners are requesting temperature changes in the fitness room. Homeowner also expressed concern that towing was not on the agenda for the meeting. Lance Konig explained that towing will be discussed during the Executive Session and will be presented to homeowners at the next regular board meeting.

Homeowner inquired as to when the Board will further discuss the Facebook page. Lance Konig stated that this will be discussed during Executive Session.

**COMMITTEE REPORTS**

- A. **SOCIAL COMMITTEE** – Theresa Brownstein presented that the Breakfast with Santa event went well. An updated budget has been sent to management.
- B. **NEIGHBORHOOD WATCH COMMITTEE** – No report at this time.
- C. **COMMUNICATIONS COMMITTEE** – Raymond Hodges explained that the committee discussed website development and producing a newsletter to be released quarterly.
- D. **DESIGN REVIEW COMMITTEE** – No report at this time.
- E. **AD HOC RULES AND REGULATIONS COMMITTEE** – Gunnar Lindberg presented that the committee finalized revisions and has presented them to the Board for approval. The committee inquired about the status of signage for Lot 1. Management explained that this matter will be taken care of by Lennar prior to the final turn over. Management will talk with CMC to be sure that Rules and Regulations can begin being enforced in Section A.

**MANAGEMENT REPORT**

Tamru Demsash presented that several solar energy possibilities have been researched and options will be presented to the Board. There are several items in the fitness center that will need to be serviced and have been scheduled for repair. Meetings were also held with towing contractors, but at this time no towing contracts have been authorized by the Board.

Randy Summers proposed Nextility's electrical energy cost saving offer to the Board, explaining a recent electricity cost decrease through another provider would allow the Board to save several thousand dollars through a 3 year contract. Lance declined the proposal at this time and stated it could be reviewed by the Board later.

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**TREASURER’S REPORT**

Tamru Demsash presented the treasury report for October 2015.

Operating Accounts	\$207,519.33
Delinquent Accounts (152)	\$ 59,316.76
Total accrued reserves	\$565,713.78
Unappropriated Owner’s Equity	(\$ 19,251.34)

**MATTERS FOR BOARD DECISION**

**ACTION ITEM 1 – Atlantic Maintenance Proposal**

Lance Konig motioned to approve the Atlantic Maintenance Group proposal for 2016 and 2017 landscape services for the Lot #1 A area, as an addendum to the original landscape contract. Landscape service costs for this area will be expensed to GL Acct #6100- Ground and Landscape contract. Jayla Walters seconded, motion passed unanimously.

<b>Board Member</b>	<b>In Favor</b>	<b>Opposed</b>	<b>Abstain</b>	<b>Absent</b>
Lance Konig	X			
Scott Brownstein	X			
Jayla Walters	X			
David Harthman	X			

**ACTION ITEM 2 – High Sierra Contract Addendum**

Jayla Walters inquired about the verbiage of the contract stating that there is a requirement of one lifeguard for every 50 persons in the pool. Randy Summers explained that the county regulations state that for the size of the pool, the county requires a minimum of four lifeguards.

Lance Konig motioned to approve the High Sierra contract addendum-Exhibit Five, as agreed with Comar 10.17.01.40, which defines, in part, four lifeguards for duty during normal pool operations with one being designated Pool Manager. A fifth guard may be used, ‘as needed’ for busy time during pool operations. The results of this addendum reflect an annual saving of approx. \$3,500. David Hartman seconded, motion passed unanimously.

<b>Board Member</b>	<b>In Favor</b>	<b>Opposed</b>	<b>Abstain</b>	<b>Absent</b>
Lance Konig	X			
Scott Brownstein	X			
Jayla Walters	X			
David Harthman	X			

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**7 P.M. ON TUESDAY, DECEMBER 8, 2015**

**ACTION ITEM 3 – Application Revision**

Lance Konig motioned to approve a language revision for the internal document ‘Fitness Center & Pool Pass Application,’ which currently states, “There is a fee of \$10 for each replacement card”, referring to the clubhouse security cards. The Board would like to revise this statement to read as follows: “There is a \$10 fee for each replacement card, excluding exchanges for non-functional cards replaced based on normal wear and tear”. Scott Brownstein, motion passed unanimously.

<b>Board Member</b>	<b>In Favor</b>	<b>Opposed</b>	<b>Abstain</b>	<b>Absent</b>
Lance Konig	X			
Scott Brownstein	X			
Jayla Walters	X			
David Harthman	X			

**ACTION ITEM 4 – Rules and Regulations Fine Schedule**

David Harthman expressed concern for the section regarding trash and recycling. Several homeowners are utilizing receptacles, provided by the county, that do not have lids. Jayla Walters explained that recycling receptacles are acceptable without lids. It was explained that according to the HOA documents, there is to be a 30 day comment period, prior to, the effective enforcement date of the rules/regulations. The date is to be determined by the Board and Management will be notified by the Board liaison of that date, to being the official count.

Lance Konig motioned to approve the new Rules and Regulations document edition 1/2016 as presented. Scott Brownstein seconded, motion passed unanimously.

<b>Board Member</b>	<b>In Favor</b>	<b>Opposed</b>	<b>Abstain</b>	<b>Absent</b>
Lance Konig	X			
Scott Brownstein	X			
Jayla Walters	X			
David Harthman	X			

**ACTION ITEM 5 – Draft Audit**

Jayla Walters stated that stockholders at Associa are also stockholders at Pacific Premier and at this time last year the delinquency rate was 7%.

Lance Konig motioned to approve the draft audit for Tanyard Springs HOA, Inc. for the years ended February 28, 2015 and 2014 as presented. Goldklang Group CPAs, P.C. has audited the accompanying financial statements of Tanyard Springs Homeowners Association, Inc., which comprise the balance sheets as of February 28, 2015 and 2014, and the related statements of

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income, members' equity and cash flows for the years then ended, and the related notes to the financial statements. The audit is issued in draft for the Association's review. Jayla Walters seconded, motion passed unanimously.

<b>Board Member</b>	<b>In Favor</b>	<b>Opposed</b>	<b>Abstain</b>	<b>Absent</b>
Lance Konig	X			
Scott Brownstein	X			
Jayla Walters	X			
David Harthman	X			

**DISCUSSION ITEM 1 – Solar Energy Update**

Tamru Demsash presented that many solar energy companies stated that the clubhouse and dog park areas are not large enough for them to consider servicing, as they typically service larger commercial buildings. One company is providing management with a proposal, and more information will be forthcoming. The Board would like for management to continue looking for an additional company to compare options, if possible.

**DISCUSSION ITEM 2 – Ad Hoc Committee**

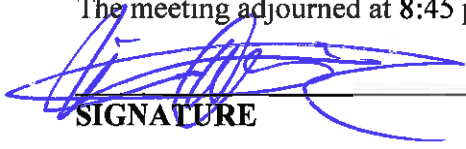
This matter will be discussed in Executive Session.

**DISCUSSION ITEM 3 – Traffic Focus Group**

Scott Brownstein provided all homeowners in attendance with information and this information will be available on the community website. Meetings are held outside to allow the focus group to observe traffic patterns. A meeting was held with the county on November 23, 2015 and members of the focus group provided the county with several requests. The county will be requesting proof that the entire community has been involved in the traffic focus process via meeting minutes, surveys and newsletters.

**ADJOURNMENT**

The meeting adjourned at 8:45 p.m.

  
 \_\_\_\_\_  
**SIGNATURE**

11/12/15 <sup>2015</sup>  
 \_\_\_\_\_  
**DATE**