

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
7 P.M. ON TUESDAY, OCTOBER 13, 2015**

The Board of Directors of the Tanyard Springs Homeowners Association met on Tuesday, October 13, 2015 at Tanyard Springs Clubhouse. The following persons were in attendance:

**BOARD OF DIRECTORS**

Lance Konig, President  
Scott Brownstein, Vice President  
Brandi Burke, Secretary (absent)

Jayla Walters, Treasurer  
David Harthman, Director

**OTHERS**

Randy Summers, Community Manager, CMC  
Dee Singleton, Portfolio Manager, CMC

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

**REGULAR SESSION**

**STATEMENT OF EXECUTIVE SESSION**

On September 8, 2015 the Board met in Executive Session sensitive committee issues w/Volo Village and delinquencies.

**HOMEOWNERS PRESENT - 10**

**CALL TO ORDER**

This meeting was called to order at 7:03 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 September 8, 2015 as presented. Scott Brownstein seconded, motion passed.

<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		
Brandi Burke				X
David Harthman	X			

Lance Konig made a motion to approve Minutes of the Executive Session on September 8, 2015. Jayla Walters seconded, motion passed.

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<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			
Brandi Burke				X
David Harthman	X			

**OPEN FORUM**

Homeowner inquired about a recent discovery that the HOA is involved in a court case. Lance Konig explained that there is an active case and attorneys are involved in the matter, however details of the case cannot be released. Homeowner inquired about what steps will be made to assure that this matter cannot happen again. Randy Summers explained that this issue is currently under review and the attorney will be contacted for general release information, Lennar has been contacted and the insurance attorney will inform the Board of the steps that Lennar will be held to insure that this area is safe in the future.

Homeowner had a question about reseeding of grass in the single family homes area of Section A. Randy Summers stated that this area has not been turned over and the responsibility for the maintenance in this area rests with Lennar. Randy will notify the Declarant of this homeowner's request for further review, and resolve, as applicable.

Homeowner stated that he contacted the Board of Education in regards to moving the bus stop. He was informed by a representative of the transportation division, that there are three criteria for this to be considered. Lance Konig explained that these are the same three steps that the Board has been informed of in the past that have resulted in no change to the bus stops.

Homeowner inquired about the status of the construction traffic in the area. The road has been blocked and homeowners have not been able to safely access the road. Randy Summers will contact Lennar and request an immediate resolution to this complaint.

Homeowner explained that he has reviewed Minutes and that committee requests have been discussed in Executive Sessions rather than in public forum. Lance Konig stated that this was a past occurrence due to sensitive related concerns associated with the topic discussed, but should not be occurring in the future, as the now monthly Board meetings should meet any immediate, 'need for votes', outside of a structured Board meeting. The Board requests that the committee resubmit the request and they will revisit it.

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**COMMITTEE REPORTS**

- A. SOCIAL COMMITTEE** – Theresa Brownstein presented the next event will be a Halloween Parade/Party combined with Mots and Dots on October 31, 2015. A pet costume contest will also take place at the dog park. This will be no cost to the community. A chili cook-off is also in the final planning stages and the date will be confirmed and sent to the community.
- B. NEIGHBORHOOD WATCH COMMITTEE** – Meeting will be held on Wednesday October 14, 2015 in the Tanyard Springs Clubhouse. The committee will also be meeting with surrounding communities to discuss common issues in the area.
- C. COMMUNICATIONS COMMITTEE** – Michael Brown stated that the committee discussed requesting a laptop for committee use for developing the newsletter. Lance Konig will review the email from the committee regarding software. Jayla Walters inquired about the status of Survey Monkey. Michael Brown stated he will look into the status and inform the Board.
- D. DESIGN REVIEW COMMITTEE** – Dave presented that there have been 17 applications reviewed.
- E. RULES AND REGULATIONS COMMITTEE** – Gunnar Lindberg presented that there have been multiple meetings held since the last Board meeting. The committee made suggestions to management during the Board meeting, with regards to procedures and enforcement. For example; chalking resident tires, or painting parking spaces and/or taking photographs of parked vehicles to determine if they moved or not, from a designated parking area. Management has forwarded any resident towing emails to the towing contractor for follow up, as needed, and has stated contractual guidelines are being followed by the contractor. Lance Konig stated that this may come down to revisiting the warning stickers and the procedures of having management verify the violation prior to calling Redmond Towing. The matter of procedure will be discussed at a future date.

**MANAGEMENT REPORT**

Tamru Demsash presented that the website has been and continues to be updated with events scheduled for the clubhouse. All known streetlight outages have been reported to the power company and most have been repaired at this time. Shirts with the Tanyard Springs logo have arrived.

Randy Summers presented that several trees were reviewed by arborists and after negotiations with the Declarant, Lennar will be assuming the cost for many of the tree removals. After several weeks of negotiations with Lennar, they have agreed to fix the two sinkholes near Indigo Bunting. Management is currently working with getting Robert's Rules of Order for the Board members. The attorney is still looking into the logistics of moving from a Board of five members to a Board with seven members. Randy Summers will advise the Board once the attorney completes the review.

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**TREASURER'S REPORT**

Tamru Demsash presented the treasury report for August 2015.

Operating Accounts	\$ 179,178.25
Delinquent Accounts (174)	\$ 63,228.10
Total accrued reserves	\$552,486.78
Unappropriated Owner's Equity	(\$ 19,251.34)

Jayla Walters inquired about a recently received phone bill that had been sent through multiple addresses prior to arriving to be paid. This bill has accrued a \$7 late fee. Jayla Walters requests that Dee Singleton inquire about having the late fee removed. Dee Singleton will look into the matter to get it resolved.

**MATTERS FOR BOARD DECISION**

**ACTION ITEM 1- Tree Removal in Preservation Area**

Lance Konig motioned to approve removing a dead tree located in the preservation area behind the 900 block of Hopkins Corner, at a cost not to exceed, \$650 and expensed to GL Acct #6165-Tree Removal. David Harthman seconded, motion passed.

<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			
Brandi Burke				X
David Harthman	X			

**ACTION ITEM 2 – Branch Removal in Preservation Area**

Lance Konig motioned to approve a homeowner's request to remove a live branch from a living oak tree, located in the preservation area, near the 900 block of Hopkins Corner, at no charge, if, the arborist can remove it, the same time of the dead oak tree removal, near the same area. Jayla Walters seconded, 2 ayes, 2 nays, motion died.

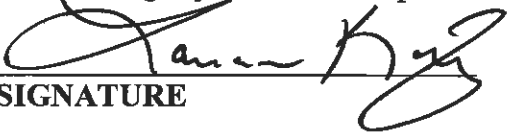
<b>Board Member</b>	<b>In Favor</b>	<b>Opposed</b>	<b>Abstain</b>	<b>Absent</b>
Lance Konig	X			
Scott Brownstein		X		
Jayla Walters	X			
Brandi Burke				X
David Harthman		X		

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procedure for inviting political representatives into the community. Randy Summers stated that the current policy is that the clubhouse can be rented by individual homeowners for their events, as outlined in the Association documents and Clubhouse Rental Agreement, which may include a guest, invited by the renting homeowner.. Any political representative that has presented at Board meetings has strictly been invited to speak on Board related issues only.

**ADJOURNMENT**

The meeting adjourned at 9:18 p.m.

  
\_\_\_\_\_  
SIGNATURE

11/10/15  
DATE