

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

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

BOARD OF DIRECTORS

Lance Konig, President

Scott Brownstein, Vice President

David Harthman, Director

Jayla Walters, Treasurer

Brandi Burke, Secretary

Randy Summers, Community Manager, CMC

Dee Singleton, Portfolio Manager, CMC

Recording Secretary, just a MINUTE!

Tamru Demsash, Asst. Manager, CMC

REGULAR SESSION

CALL TO ORDER

This meeting was called to order at 7:09 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 August 11, 2015 with amendments for the spelling of Theresa Brownstein name and to add Dee Singleton, Portfolio Manager, CMC was in attendance. Jayla Walters seconded, motion passed. Lance Konig made a motion to approve Minutes of the Executive Session on August 11, 2015 for meeting with legal counsel / sensitive matter, with amendments to add Dee Singleton, Portfolio Manager, CMC as in attendance. Dave Harthman seconded, motion passed.

OPEN FORUM

Gunner Lindberg. Inquired about committees. Lance Konig reported that there is nothing to report at this time.

Michael Brown: Inquired about any updates for scheduling for the traffic focus group meeting. Lance Konig reported that the Board would like to have Lennar's input into the focus group's study, but this may not be the most opportune time, due to litigation. The Board motioned to approve the traffic focus group to continue forward to the County, and bypass Lennar at this juncture, which means that all private roads may not be addressed, at this time. Lance Konig seconded the motion and Board passed unanimously.

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Michael Brown requested that the specific Board votes be reflected in the Minutes.

Jayla Walters made a motion to approve reflecting individual Board members votes from this meeting forward. Scott Brownstein seconded, motion passed.

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

Discussion regarding the traffic focus group and further information, as it's acquired, will be distributed.

Pat: Inquired about how far buses can come into the community. Lance Konig stated that there is an issue where the bus can turn around and some of the back areas do not have enough room for the buses. Lance believes the County has mandated that until there are 1300 homes in the community the buses will not travel further into the community.

COMMITTEE REPORTS

- A. SOCIAL COMMITTEE** – Committee member reported that it is confirmed that there will be a Halloween parade and party on October 31, 2015. Discussion regarding have a trick or treat event.
- B. NEIGHBORHOOD WATCH COMMITTEE** – September 9, 2015 @ 7:00 p.m.
- C. COMMUNICATIONS COMMITTEE** – Ray, committee member, reported that they had a meeting today. The committee is reviewing options to fix the newsletter such as whether or not they can move to 100% digital delivery. If this can be approved, then an announcement can be made on the front page requesting sign up for the newsletter if they wish to continue to receiving it digitally and would like for this to happen in the next issue. They are also considering a working cycle for the communication so that information can be retained timely from the committee chairs including the Minutes. Outstanding items from the Board that they have not received word on: whether or not they have approval to begin posting agendas and minutes, C3, what can be off loaded to the committee and how to develop the record and email blasts.
- D. DESIGN REVIEW COMMITTEE** – Lance Konig reported from the Minutes submitted – application for a fence without an arch gate was discussed, front stepping stones and rocks

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regarding shape, size and color, however stepping stones do not meet guidelines. Nine applications were received in August.

E. RULES AND REGULATIONS COMMITTEE – Gunnar Lindberg reported that this committee met on August 27, 2015 to discuss lengthy provision for the fine schedule, violation expungement timeframes, towing first warnings for illegally parked cars, exhibits and slight verbiage change to trash can rule. The next meeting is scheduled for September 14, 2015. There were two resignations from the committee.

MANAGEMENT REPORT

Randy Summers reported that Tamru Demsash is absent due to bereavement.

Randy presented that increased communications to the Board may be achieved by adding an additional report to Friday’s Management’s report, reflecting voluntary signatures from all homeowners visiting the clubhouse for business purposes.

The current weekly Management report includes the Design Review Violations progress report the Rules and Regulations violation progress report, and the Resident Recommendation/Comment form progress report, in addition to, the Manager’s progress report.

This new report will reflect a total of 4 additional weekly progress reports, along with the Management report each week, per Board request.

TREASURER’S REPORT

Randy Summers presented the treasury report for July, 2015.

Operating Accounts	\$ 179,178.25
Delinquent Accounts (157)	\$ 60,375.33
Total accrued reserves	\$545,873.78
Unappropriated Owner’s Equity	(\$ 19,251.34)

MATTERS FOR BOARD DECISION

ACTION ITEM 1 – Basketball Pole Net

Lance Konig made a motion to approve the purchase of the Goalrilla Basketball pole pad to replace the existing worn out pad not to exceed \$300 and be expensed to GL Acct. # 6775 (Basketball Repairs). Scott Brownstein seconded, motion passed.

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

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Brandi Burke	X			
David Harthman	X			

ACTION ITEM 2 – Posting of Approved Board Meeting and Committee Meeting Minutes
Lance Konig made a motion to approve the posting of Tanyard Springs HOA Board Meeting Regular Session Minutes and all Committee Meeting Minutes to Tanyard Springs official website upon approval of such Minutes by the Board of Directors. Brandi Burke seconded, motion passed. Discussion ensued regarding the electronic vote procedure and timeline to approving these documents for posting. No further decision.

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

ACTION ITEM 3 – Board of Director Response Time Of Minutes Approval
Lance Konig made a motion to approve Board of Director response time to Board Meeting Regular Session Minutes and all Committee Meeting Minutes to five business days. Jayla Walters seconded, motion passed.

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

ACTION ITEM 4 – Approve VoloVillage Addendum
Lance Konig made a motion to table Addendum for further discussion. Jayla Walters seconded, motion passed.

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

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David Harthman	X			
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ACTION ITEM 5 – Survey Monkey 90-day Trial

Scott Brownstein made a motion to approve testing Survey Monkey for a 90-day trial for the funding and communication committee. Jayla Walters seconded, motion passed. Lance requested the Gold Tier version of survey monkey. Board approved, motion passed. Gold Tier is an annual program and fee.

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

ACTION ITEM 6 – Management Team Logowear

Lance Konig made a motion to approve the purchase of professional dress shirts and jackets for the Management team to have the Tanyard Springs logo embroidered on each left pocket per Board. The cost of the dress shirt is \$37.98 if 12 shirts were purchased. Jayla Walters seconded, motion passed.

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

ACTION ITEM 7 – Bid Process Open To All Licensed Community Members

Scott Brownstein made a motion to approve that whenever the HOA needs work completed by licensed contractors in the community, the bid process be open to the licensed contractors who live within the community. Discussion ensued regarding the method to communicate the expiration of the current contract via email blast and newsletter. No further action taken.

ACTION ITEM 8 – Education Program

Scott Brownstein suggested that all Board members receive a Robert Rules of Order books and HOA books. No further action taken.

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ACTION ITEM 9 – Solar Lighting

Scott Brownstein suggested that the clubhouse should be considered for solar panels. Randy Summers stated that he has begun research on this subject for the clubhouse and dog park areas.

ACTION 10 – Districts Assigned to Board Members

Discussion regarding the suggestion that the community be divided into districts by Board Members. However, due to Board member turnover could represent a bigger issue. Perhaps there should be district advocates that work with the members. No further action taken.

Scott Brownstein rescinded his former motion to evaluate Survey Monkey feedback and to continue from that information. No further action taken.

ACTION ITEM 11 – Increase Number Of Members Of The Board

Jayla Walters made a motion to approve that the HOA consider in the next voting cycle that the Board membership be increased to seven members. No further action taken.

ACTION ITEM 12 – Extended Pool Season In September – Weekends Only

Lance Konig stated that in 2014 the hours were not extended, 2013 they were extended by two or three extra weekend with a cost just over \$2K per weekend. The consensus of the Board is to not extend in 2015. No further action.

ACTION ITEM 13 – Staging Area For Snow Removal

Discussion ensued regarding the snow removal should be moved further back by the dumpster leaving clear access to the dumpster. No further action.

ACTION ITEM 14 – Board Email Decision/Voting

Lance Konig reminded Board members should be responsive to requests regarding Board business. If Management needs Board response, the Board need to respond. Discussion regarding an appropriate response time to emails. The Board agreed to respond within 48 hours.

ACTION ITEM 15 – Curb Striping

Lance Konig stated that the current yellow striping on the curbs are chipping and needs to be completed in the spring. Management reported that when the Section A Addendum was negotiated, part of the agreement was marking/stripping parking areas, at a savings of \$3,200.00 for the HOA. It was agreed upon for a one-time bonus and the whole community would be completed. No further action.

ACTION ITEM 16 – Rules & Regulations Committee Member Appointment

Lance Konig made a motion to approve Doug Robinson be appointed to the Rules & Regulations Committee. Scott Brownstein seconded, motion passed.

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Lance Konig	X			
Scott Brownstein	X			
Jayla Walters	X			
Brandi Burke	X			
David Harthman	X			

ACTION ITEM 17 – Lockbox Purchase With Key

Lance Konig stated that the lockbox which was purchased is located in the gym towards the back wall with a combination lock and an agreement form is required to be signed, prior to, receiving the lock box key code/key. If any Board member and/or committee chair needs to know the combination, they should see Randy Summers or Tamru Demsash. Jayla Walters continued with a motion to approve all Board Members and Committee Chairs who desire the key code, complete the form and be provided the combination lock information should they need to have access. Lance Konig seconded, motion passed.

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

NEXT MEETING

The next Board meeting will be October 13, 2015.

ADJOURNMENT

The meeting adjourned at 9:08 p.m.


SIGNATURE

11/10/15
DATE