

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON TUESDAY, AUGUST 11, 2015

The Board of Directors of the Tanyard Springs Homeowners Association met on Tuesday, August 11, 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

Tamru Demsash, Assistant Manager, CMC

Mac Staples, CMC

Recording Secretary, just a MINUTE!

Dee Singleton, CMC

REGULAR SESSION

CALL TO ORDER

This meeting was called to order at 7:02 p.m. by Lance Konig.

AGENDA

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

MINUTES

Jayla Walters made a motion to approve Minutes of the Regular Session on July 14, 2015 as presented. Scott Brownstein seconded, 4 ayes, 1 abstention, motion passed. Jayla Walters made a motion to approve Minutes of the Executive Session on July 7, 2015. Brandi Burke seconded, motion passed. Brandi Burke made a motion to approve Minutes of the Executive Session on July 14, 2015. Jayla Walters seconded, 4 ayes, 1 abstention, motion passed.

OPEN FORUM

No homeowners present with questions.

COMMITTEE REPORTS

A. SOCIAL COMMITTEE – Theresa Brownstein presented that the committee is planning a Halloween parade and party for the children of the committee. The committee will also submit a survey to homeowners to solicit interest in a chili cook off competition.

B. NEIGHBORHOOD WATCH COMMITTEE - Next meeting will be arranged soon.

C. COMMUNICATIONS COMMITTEE – Positions have been appointed to the committee. Social media subcommittees were discussed. The committee asks that the Board task the communications committee with specific needs.

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D. DESIGN REVIEW COMMITTEE – Lance Konig presented that the several homeowner issues were discussed at the recent meetings, as well as the status of several homeowners needed to replace their outdoor light bulbs.

E. AD HOC RULES AND REGULATIONS COMMITTEE – Gunnar Lindberg presented that the committee continues to work on the pool regulations and requests Board approval to contact High Sierra for regulatory recommendations. Lance Konig stated that the Board will be having a meeting with High Sierra in November and the committee will be informed of the date so that committee members may be present at the meeting.

MANAGEMENT REPORT

Tamru Demsash presented that an additional dog station will be installed soon. Multiple pool passes and design applications continue to be processed.

Randy Summers presented that he is soliciting information for Volo village website and will present information to the Board. Management has been working with several contractors for past several months towards cost reductions for a realized savings to the Community of approximately \$60,000.00 with additional potential savings currently in negotiation.

TREASURER'S REPORT

Tamru Demsash presented the treasury report for June 2015.

Operating Accounts	(\$ 82,537.29)
Delinquent Accounts (37)	\$ 54,469.49
Total accrued reserves	\$539,259.78
Unappropriated Owner's Equity	(\$ 19,251.34)

Jayla Walters inquired about why some statements are sent to Rockville and some statements are sent to Chantilly. Randy Summers informed the Board that certain invoices with short expiration dates, are fast tracked for quicker payment to avoid late charges to the HOA.

Jayla Walters motioned for the Board move forward in reviewing the contract with CMC and entertain other options in regards to management companies. Scott Brownstein seconded, motion passed unanimously. Jayla Walters motioned for the Board to meet in a working Executive Session to accumulate a list of steps and research requirements in order to solicit bids for the management contract. Scott Brownstein seconded, motion passed unanimously.

MATTERS FOR BOARD DECISION

ACTION ITEM 1 - Snow Removal Addendum

Scott Brownstein recommended that both sides of the asphalt walking paths be cleared in all situations.

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Scott Brownstein motioned to approve the proposed additional service of Atlantic Maintenance that includes removing snow from the asphalt walking paths. Depending on the snow amount, the approximate cost would be \$125 for asphalt path clearing, which will be expensed to GL Acct. # 6442 (Snow Removal Services). David Hartman seconded, motion passed.

Lance Konig motioned to approve the proposed additional service of Atlantic Maintenance which includes removing snow from the asphalt walking paths on the left side of Heritage Crossing. Depending on the snow amount, the approximate cost would be \$185 which will be expensed to GL Acct. # 6442 (Snow Removal Services). David Hartmann seconded, motion passed.

ACTION ITEM 2 – Nextility Services

Jayla Walters motioned to approve the next step with Nextility, Inc. This step includes authorizing Nextility to access and evaluate Tanyard Springs HOA's energy bills at no cost and shop for competitive prices. Lance Konig seconded, motion passed unanimously.

ACTION ITEM 3 – Sinkhole Repair

Lance Konig motioned to approve the repair of two sinkholes at Indigo Bunting Lane. The repair includes two parts: Concrete Storm Drain Repair (\$3,666) and Asphalt Repair – Full Depth w/excavation (\$3,200). The combined cost for these repairs will not exceed \$ 6,866. The cost will be expensed to GL Acct #9800 (Repair and Replacement Expenses). David Harthman seconded, motion passed.

ACTION ITEM 4 – Committee Member

Lance Konig motioned to approve homeowner Steven Roberts for membership to the Tanyard Springs Rules & Regulations Committee effective August 11, 2015. Scott Brownstein seconded, motion passed.

ACTION ITEM 5 – Towing

Lance Konig motioned to task the Rules & Regulations committee research state and county regulations for parking in regards to blocking the apron or sidewalk crossing associated with driveways. Jayla Walters seconded, motion passed unanimously.

ACTION ITEM 6 - Welcome Wagon

Brandi Burke motioned to continue researching and moving forward with the process of providing new homeowners with a Welcome Wagon service. Lance Konig seconded, 4 ayes, 1 abstention, motion passed.

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ADJOURNMENT

The meeting adjourned at 8:00 p.m.


SIGNATURE

11/10/15
DATE