

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON TUESDAY, JULY 14, 2015

The Board of Directors of the Tanyard Springs Homeowners Association met on Tuesday, July 14, 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!

REGULAR SESSION

CALL TO ORDER

This meeting was called to order at 7:10 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 Sessions on May 26, 2015 as presented. David Harthman seconded, motion passed. Lance Konig made a motion to approve Minutes of the Executive session on May 12, 2015. David Harthman seconded, motion passed.

RATIFICATION OF ELECTRONIC VOTE

Lance Konig motioned to ratify the electronic votes from the July 7, 2015 Executive Session whereas Lance Konig was appointed President, Scott Brownstein was appointed as Vice President, Jayla Walters was appointed Treasurer, Brandi Burke was appointed Secretary, David Harthman was appointed Director. Scott Brownstein seconded, motion approved.

OPEN FORUM

Gary Saylor, President of Atlantic Maintenance Group was present to take questions from homeowners.

Homeowner inquired about a patchy grass area of non-growth and the plan for going forward with reseeding. Mr. Saylor explained that aeration and seeding is in progress and results should be seen within the community, as the program continues.

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Homeowner stated that trees in Section A are coming over the sidewalks in areas. Mr. Saylor explained that some trees in the area have already been elevated and cut back. In addition, as the trees grow, they are scheduled to be maintained in order to create a proper growth.

Gunnar Lindberg inquired about the Traffic Focus Group meetings and if the dates of upcoming meetings will be made public for homeowners to attend. Lance Konig explained that future meetings will be listed on the website and provided to the community through emails. Another homeowner suggested creating a virtual poll on the website to get feedback from the community. Homeowner inquired about when an update could be made publicly so that all homeowners have access to see how the focus group is progressing and provide feedback and suggestions. Lance Konig stated that an email will be sent to homeowners with updates from the focus group. Surveys will be generated so that homeowners can provide suggestions.

Homeowner inquired about DRC regulations. She stated she has noticed a fence constructed in a front yard. Management will look into the matter. Mac Staples explained the violation process.

Homeowner explained that there is a persistent issue with illegal parking on his street. He had contacted Redmond's Towing and was told that the Board did not want towing to proceed. Lance Konig stated that this matter will be reviewed.

Homeowner inquired about the fee included on assessments when using the Tanyard Spring's website to make payments. Tamru Demsash explained that there are four payment methods for HOA fees, and there is one with an option that does not have a fee assessed.

GUEST PRESENTER

Andrew Zimdahl from Nextility presented about energy savings. Nextility researches various suppliers and all payments are to the suppliers, not Nextility. All pricing is fixed rate and all inclusive.

COMMITTEE REPORTS

- A. SOCIAL COMMITTEE** - The committee is currently working on some activities for the children in the community.
- B. NEIGHBORHOOD WATCH COMMITTEE** - Next meeting will be held in August.
- C. COMMUNICATIONS COMMITTEE** - Scott Brownstein explained there are new members that have joined the committee and there are changes coming to help provide information to the community.

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D. DESIGN REVIEW COMMITTEE - Gunnar Lindberg presented that there are updates to verbiage that have been provided to the Board.

E. AD HOC RULES AND REGULATIONS COMMITTEE - The Board has been presented with updates to the pool regulations.

MANAGEMENT REPORT

Tamru Demsash presented that as pool pass applications have decreased, the regular schedule for enforcement of rules and regulations has been continued.

Randy Summers announced new Covenants enforcement and rules and regulations enforcement has begun in the new finished areas of townhomes at the entrance to the Community, as applicable. Home construction is still ongoing in this area. The sales team at Lennar has expressed interest with becoming more involved with community social events. Gary Saylor will be the onsite landscaping site lead for the community. There is an issue with trenching at the dog park. Randy Summers stated that he met with a declarant representative who stated that the developer will review this area, for the purpose of possible repairs. Randy requested the HOA landscaper mark this area for safety reasons.

TREASURER'S REPORT

Tamru Demsash presented the treasury report for May 2015.

Operating Accounts	(\$ 67,338.28)
Delinquent Accounts (35)	\$ 52,540.49
Total accrued reserves	\$515,209.52
Unappropriated Owner's Equity	(\$ 19,251.34)

Jayla Walters requested that the account from Pacific Premier statements from both May and June be forwarded on to her.

MATTERS FOR BOARD DECISION

ACTION ITEM 1- Communication Committee Volunteers

Lance Konig motioned to appoint the following Tanyard Springs homeowners, who are held in good standing according to the Association documents, to serve on the Communications Committee, effective July 14, 2015. The residents are Ray Hodges, Michael Brown, and Jennifer Johnson. Jayla Walters seconded, motion passed.

ACTION ITEM 2 – Rules and Regulations Committee Members

Lance Konig motioned to appoint homeowner Karen Schouweiler for membership to the Tanyard Springs Rules and Regulations Committee, effective July 14, 2015. Jayla Walters seconded, motion passed.

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ACTION ITEM 3 – Contract Vote Ratification

Lance Konig motioned to ratify the Board's vote to approve, Atlantic Maintenance Group's contract addendum for Tanyard Springs, Section A, effective immediately, for the 2015 spring season. The additional budgeted cost of \$22,195 to be expensed to GL Acct#6100-Grounds and Landscaping- Contract, \$720 to GL Acct#6150-Seasonal color plantings and \$2,860 to GL Acct#6110-Landscaping Repair and Maintenance. Jayla Walters seconded, motion passed.

ACTION ITEM 4 – Snow Removal Addendum

Lance Konig motioned to approve the AMG Snow Removal Service contract addendum for Tanyard Springs Section A, for the 2015 fall/winter season. The contract addendum is for one year, with a multi-year option, effective immediately upon Board approval. Jayla Walters seconded, motion passed.

ACTION ITEM 5 – Pool Application

Jayla Walters motioned to approve the revised Tanyard Springs pool photo ID application form, effective immediately, July 14, 2015, upon approval. Scott Brownstein seconded, 3 ayes, 2 nays motion passed.

ACTION ITEM 6 – Facility Rules and Regulations Document

Lance Konig motioned to approve the revised Tanyard Springs Facility Rules and Regulations document. The revision includes additions made to the Coast Guard approved pool items, food consumption in designated areas, and reiteration of prohibition of delinquent residents to the pool grounds per the Association documents with remainder of the revision, consisting of basic structural modifications to the previous Pool and Facility Rules and Regulations language, as marked in red. Jayla Walters seconded, motion passed.

ACTION ITEM 7 – Becht Engineering

Lance Konig motioned to approve Becht Engineering Inc. to review and document the proposed drainage system for Section A Single Family homes, as outlined in the attached plans, for future HOA maintenance reference. The cost for this service not to exceed \$900.00. David Harthman seconded, motion passed.

MATTERS FOR BOARD DISCUSSION

DISCUSSION ITEM 1 – Website Security Concern

Homeowner expressed concern with website security. Management forwarded the information to the Board.

DISCUSSION ITEM 2 – Website Domain Name Transfer

Domain name transfer is complete per Randy Summers, as directed by the Board liaison, Lance Konig, with Board approval.

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DISCUSSION ITEM 3 – Preservation Area Tree Concern

Homeowner expressed concern regarding a large tree in the preservation area near his residence. This specific area is specifically signed as a preservation area and no pedestrian traffic is permitted. A Lennar representative also reviewed this area and tree in question. The tree is inclined far into the woods and should fall into the wooded restricted area.

DISCUSSION ITEM 4 – Committee Resignations

The Board was informed of committee resignations.

DISCUSSION ITEM 5 – Corrected Storage Shed Verbiage

The Board reviewed the corrected revisions, per their request to the committee, and acknowledged the completed segment of the Design Review Guidelines..

RATIFICATION OF ELECTRONIC VOTES

ITEM 1

Lance Konig motioned to ratify the decision to remove the “Board Only” option from the website so all submissions will go to Management and the Board. Jayla Walters seconded, motion passed.

ITEM 2

Lance Konig motioned to ratify the decision to appoint the following committee liaisons Brandi Burke to the Social Committee, Scott Brownstein to the Communications Committee, David Harthman to the Neighborhood Watch Committee, Lance Koing to the Design Review Committee, and Jayla Walters to the Rules and Regulations Committee.

ITEM 3

Jayla Walters motioned to ratify the purchase of a key box cost not to exceed \$20 to be placed by management. Lance Konig seconded, motion passed.

ITEM 4

Lance Konig motioned to ratify the decision to purchase a gift card for Bob Beyer and Luke Tilbury for their service to the Board. Scott Brownstein seconded, motion passed.

ITEM 5

Lance Konig motioned to ratify the decision to return to monthly open meetings with executive sessions following as needed. Jayla Walters seconded, motion passed.

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ITEM 6

It is the wish of the Board that pending results of Associa approval, the Board would like management to wear polo style shirts with Tanyard Springs logo.

ADJOURNMENT

The meeting adjourned at 9:38 p.m.

J. J. Secretary
SIGNATURE

8/11/15
DATE