

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON TUESDAY, MAY 26, 2015

The Board of Directors of the Tanyard Springs Homeowners Association met on Tuesday, May 26, 2015 at Tanyard Springs Clubhouse. The following persons were in attendance:

BOARD OF DIRECTORS

Bob Beyer, President

Jayla Walters, Secretary/Treasurer

Scott Brownstein, Director (absent)

Lance Konig, Vice President

David Harthman, Director

Tamru Demsash, Assistant Manager, CMC

Randy Summers, Community Manager, CMC (absent)

Recording Secretary, just a MINUTE!

REGULAR SESSION

STATEMENT OF EXECUTIVE SESSION

On May 12, 2015, at the Tanyard Spring Clubhouse, the Board of Directors made a motion to open Executive Session at 8:25 p.m. All were in favor. The purpose of the Executive Session was to discuss board positions, delinquency matters, and committee requests.

CALL TO ORDER

This meeting was called to order at 7:02 p.m. by Bob Beyer.

MINUTES

Bob Beyer made a motion to approve Minutes of the Executive session on March 10, 2015 as presented. No objections, motion passed.

OPEN FORUM

Homeowner expressed concern over the recent Board Appointment. Bob Beyer expressed that according to the Bylaws an election is not required, the Board may appointment a new member based on urgent need.

Homeowner inquired about the landscaping. Homeowner has noted that the common areas appear to lack mulch and irrigation usage. Tamru Demsash stated that the irrigation has been turned on in all areas and the Board will be discussing the new landscaping addendum during the meeting.

Homeowner discussed that there are numerous homeowner landscaping violations near her home. Homeowner is concerned that violations have not been issued. Bob Beyer stated that as violations are issued, homeowners have a set span of time to bring the citations up to code. Additional citations are issued as needed as part of the outlined due process in the Association documents.

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Homeowner inquired if the verbiage of the Rules and Regulations will be altered. Lance Konig explained that the Rules and Regulations were mailed to homeowners for review and all homeowners were provided sufficient time to suggest changes to the verbiage. Jayla Walters stated that the Rules and Regulations Committee was formed to work through the documents. As the document is implemented and feedback received, the Board may choose task the committee with altering the document. Bob Beyer asked that homeowners with concerns file forms with management.

Homeowner asked if general schedules for landscaping, cleaning, and maintenance, as well as contract summaries be provided for the homeowners. Bob Beyer stated that this may be an option and he will work with management on providing this. Tamru Demsash explained that there is a matrix used by management when exploring new service companies and contract negotiations.

Homeowner expressed the need for a crosswalk at Heritage Crossing. Bob Beyer explained that this matter is in the hands of the county at this time. David Harthman explained that the traffic study walk through has been completed. The next step will be going to Lennar to present their findings, prior to bringing recommendations to the Board and the County Traffic Engineering.

Homeowner noted that lifeguards were allowing pool access with only driver's licenses. Bob Beyer addressed that this decision was a temporary override for the busy pool opening weekend.

Homeowner inquired if the website could be set up to provide an automatic email sent receipt when sending emails to Board members.

Homeowner inquired as to whether or not the HOA will have an official Facebook page. Bob Beyer explained that this matter will need to be discussed with the attorneys.

Homeowner inquired about towing procedures and how it is known that vehicles have not been moved for a period of time. Bob Beyer explained that reports can be called in by other homeowners or observed by management. There is no malicious intent when reports are called in. Tamru Demsash explained that the initial warning placed on vehicles is for 48 hours. Bob Beyer will work with management on this issue.

Homeowner explained there is a sign on Ellsworth near the mailboxes was damaged during snow removal. Tamru Demsash asked that owner submit a picture to management of the damage for further inquiry.

Homeowner expressed concern with the late night usage of the Basketball Courts. There have

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been loud noises and trash reported. Lance Konig informed homeowner that there are noise levels posted on the Anne Arundel County Police website and if sound levels are exceeded, the police officers should be notified.

COMMITTEE REPORTS

- A. SOCIAL COMMITTEE** - The next event will be the community picnic held on June 13.
- B. NEIGHBORHOOD WATCH COMMITTEE** - No report at this time.
- C. COMMUNICATIONS COMMITTEE** - No report at this time.
- D. DESIGN REVIEW COMMITTEE** - Lance Konig presented that the committee will be looking into recommendations for direct stairs. As soon as a revision is prepared, they will provide it to the Board.
- E. AD HOC RULES AND REGULATIONS COMMITTEE** - Gunnar Lindberg presented that the next revision should include pool and facilities rules. Enforcement of regulations was also discussed at the last committee meeting. The committee has also asked that the committee charter be revised.

MANAGEMENT REPORT

Tamru Demsash presented in the assistant management's report that the access door to the gym has been repaired.

Bob Beyer presented the management report in Randy Summer's stead. Price reduction for sanitizing wipes has been finalized. Management has been working with Becht Engineering in order to repair issues that were found during the reserve study.

TREASURER'S REPORT

Tamru Demsash presented the treasury report for March 2015.

Operating Accounts	\$228,157.83
Delinquent Accounts (39)	\$ 54,308.82
Total accrued reserves	\$524,370.00
Unappropriated Owner's Equity	(\$ 19,251.34)

MATTERS FOR BOARD DECISION

ACTION ITEM 1 - Office Computer Purchase

David Harthman motioned to approve the purchase of an AMD FX-8320E Mini-Tower for the Clubhouse Office from Konig PC Services. The price for this computer amounts to \$425 and includes one-year carry-in warranty. Jayla Walters seconded, motion passed.

ACTION ITEM 2 - HOA Signage

Multiple quotes for sign boards were obtained from Chesapeake Sign Company and Sign Central. Board discussed concern that this area may end up being altered by Lennar. More

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information will be gathered and this matter will be tabled at this time.

ACTION ITEM 3 - Ratification of Section "A" Landscape Addendum

Additional clarification is required from Atlantic Maintenance Group regarding the contract addendum for Tanyard Springs, Section A. This item will be tabled at this time.

ACTION ITEM 4 - Pool and Facilities Documentation

Jayla Walters motioned to task the Ad Hoc Rules and Regulations Committee with reviewing both the Tanyard Springs Pool and Facilities Rules and Regulations document and the Fitness Center and Pool Pass Application document. Bob Beyer seconded, motion passed.

ACTION ITEM 5 - Ratification of HOA Insurance Policy Decision

Bob Beyer motioned to ratify the Board electronic vote of Tuesday, March 24, 2015 to approve Nationwide Insurance for the HOA coverage, effective April 1, 2015 through April 1, 2016, with premium costs of \$12,685, expensed to GL Acct# 5445- General Liability Insurance Premiums. David Hartman seconded, motion passed.

ACTION ITEM 6 - DRC Storage Shed

The Design Review Committee's has been asked to revise the verbiage of the DRC Guidelines, Section A.A-Storage Sheds, striking the verbiage on line 1 stating "may not be visible from the public streets," altering the verbiage of line 6a to read "sheds not located on the back of the house will be considered on a case by case basis if your property layout does not allow for a rearward location of your shed side yard locations may be permitted provided they are size and architecturally appropriate," and striking line 6d. Once revised, the guidelines may be present to the Board for a vote.

ACTION ITEM 7 - Sinkhole Repair

Bob Beyer motioned to ratify the repair of a sinkhole at Croggan Crescent which was unanimously approved by the Board of Directors on Tuesday, April 28, 2015. The cost for this repair will not exceed \$3,769. Lance Konig seconded, motion passed.

ACTION ITEM 8 - Line Control Devices

Bob Beyer motioned to purchase two retractable style belts for use in crowd control at the pool. Jayla Walters seconded, motion passed.

NEW BUSINESS

The Rules and Regulations committee has recommended that the Board continue to keep the committee in force. The committee is asking to be given authority in order to make reasonable efforts to resolve conflicts relating to the Governing Documents between and among owners and/or the HOA on an informal and amicable basis. The committee also asks that the Board give the committee the authority to investigate and render decisions on alleged violations of the

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Governing Documents. Gunnar Lindberg explained that the committee is requesting authority to assist and facilitate homeowners with resolutions and input in situations like appeals. The Board will take these requests into consideration. Bob Beyer will review Article 14 Covenants Committee, alter the verbiage of 14.1.a, 14.1.b, and 14.2 to suit this specific committee, and will submit to other Board members for consideration.

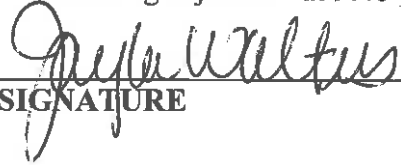
OPEN FORUM

Homeowner inquired about the status of concrete repair at his home. Bob Beyer explained that this matter is being worked on through legal venues after the deficiency report.

Homeowner requests that the Board approve the amendment in the landscaping contract to allow them to spray for ticks. Bob Beyer will inquire with Randy Summers.

ADJOURNMENT

The meeting adjourned at 9:48 p.m.



SIGNATURE

7-14-15

DATE