

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
7 P.M. ON TUESDAY, FEBRUARY 10, 2015**

The Board of Directors of the Tanyard Springs Homeowners Association met on Tuesday, February 10, 2015 at Tanyard Springs Clubhouse. The following persons were in attendance:

**BOARD OF DIRECTORS**

Lance Konig, Vice President  
David Harthman, Director  
Luke Tilbury, President (absent)

Jayla Walters, Secretary  
Bob Beyer, Treasurer

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

**REGULAR SESSION**

**CALL TO ORDER**

This meeting was called to order at 7:01 p.m. by Lance Konig.

**AGENDA**

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

**OPEN FORUM**

Homeowner stated concerns regarding the 2016 Proposed Budget. Homeowner inquired about when bids were last acquired for electricity. Bob Beyer stated that bids are currently being obtained for electricity. Homeowner also expressed concern that the vending machine was not producing as much revenue as they had expected. Bob Beyer explained that due to minimal vending sales, the GL number has changed for this item, with misc. income averaging, approx. \$700 per year.

Homeowner inquired about the current development in the area and whether or not it was on the original plan for the community. She is concerned that the community has reached the limits for the community amenities. Lance Konig explained that the pool has not reached the county capacity limits, based on the pool sign in records. David Harthman discussed that developers are required to post notice of hearing dates to be proactively involved in the plans for the community.

**MINUTES**

Bob Beyer made a motion to approve Minutes of the Executive session on January 13, 2014 striking the last line of the Social Committee report. No objections, motion passed.

If the Board raises no objections, current Board secretary, Jayla Walters will join the Rules and

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Regulations committee as an active member, effectively immediately.

**COMMITTEE REPORTS**

**A. SOCIAL COMMITTEE** - Theresa Brownstein stated that the committee has received movie passes and will be using them as prizes at upcoming events. The committee has decided to focus on a community yard sale and summer event while possibly outsourcing the Easter event to the Mothers of Tanyard Springs (MOTS).

**B. NEIGHBORHOOD WATCH COMMITTEE** - Michael Brown presented that the committee is planning a neighborhood clean-up day and will forward finalized information after the upcoming meeting.

**C. COMMUNICATIONS COMMITTEE** - Bob Beyer stated that the committee will work on providing the newsletter to the community in a more prompt fashion.

**D. DESIGN REVIEW COMMITTEE** - Lance Konig presented that the DRC has received information for new members.

**E. AD HOC RULES AND REGULATIONS COMMITTEE** - Gunnar Lindberg presented that the committee met to discuss community feedback. The committee is asked that the Board consider amending portions of their committee charter. Lance Konig stated that the portions have been removed.

**MANAGEMENT REPORT**

Tamru Demsash presented that the damaged street lamp has been repaired. County police responded and will continue to monitor the situation with trash piles on Heritage Crossing and Tanyard Springs

*towing policy and pet policies were removed from the website as they have become obsolete by newer rules & regulations.*

Randy Summers presented that the insurance companies have been contacted regarding damaged trees and monies have been received from each one. Costs for gym wipes have been researched and negotiated with a new supplier, resulting in savings of \$30 per case. Pool contract negotiations have been finalized and will result in a savings to the community of \$3500 if approved by the Board. Randy introduced a Design Review application process, which should realize a significant savings for the HOA, between \$5,000.00 to \$10,000.00.

**TREASURER'S REPORT**

Tamru Demsash presented the treasury report for December 2014.

Operating Accounts	\$259,015.03
Delinquent Accounts (31)	\$ 45,063.82
Total accrued reserves	\$506,057.00

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Unappropriated Owner's Equity (\$ 14,694.79)

**MATTERS FOR BOARD DECISION**

**ACTION ITEM 1- Design Review Application Process**

David Hartman motioned to revise the Design Review Application process which currently requires completed applications to be submitted offsite to begin the approval process. The revised process will direct homeowners to submit completed applications to Onsite Management to begin the approval process with the Design Review Committee. The Final decision letter correspondence from the committee shall be generated by Management. This application review process will become effective Wednesday, March 4, 2015, pending the 30-day disclosure notice expiration to the Community. Jayla Walters seconded, motion passed unanimously.

**ACTION ITEM 2- High Sierra Contract Addendum**

Bob Beyer motioned to approve the High Sierra contract addendum- Exhibit Four, as agreed with Comar 10.17.01.40, which defines, in part, four lifeguards for duty during normal pool operations, with one being the designated Pool Manager. A fifth guard may be used, 'as-needed' for busy times during pool operations. The results of this addendum reflect an annual savings of approx. \$3500. David Harthman seconded, motion passed unanimously.

**ACTION ITEM 3- Rules and Regulations Draft**

Bob Beyer motioned to approve the Rules and Regulations document, as presented, with an effective date for Community implementation, as of March 1, 2015, with the change of the date on all pages excepting the first page to reflect the date of implementation. Jayla Walters seconded. 3 yays, 1 abstention, motion passed.

Notice of the updated Rules and Regulations will be mailed to homeowners. Homeowners will be able to download electronic copies or obtain hard copies from the management office.

**ACTION ITEM 4 – Fiscal Year 2016 Proposed Budget**

Bob Beyer motioned to adopt the Fiscal Year 2016 proposed budget as presented, with an increase of \$4 for the monthly Homeowner Base Assessment, from \$61 to \$65, and retaining the Townhouse Common Assessment at \$12 per month. The resulting total monthly figures would be \$65 monthly fee for Single Family and \$77 monthly fee for Town homes. Jayla Walters seconded. 2 yays, 2 nays, motion failed. This matter will be tabled for Executive Session to determine where adjustments may be made.

**DISCUSSION ITEM 1- Committee Volunteers**

The Board has received requests to volunteer from Dustin Hedgepeth and Dave Grebowsky for the Design Review Committee. Bob Beyer motioned to accept Dustin Hedgepeth and Dave Grebowsky to the DRC. Jayla Walters seconded, motion passed.

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**DISCUSSION ITEM 2- Watch Committee Resignation**

The Board has received a resignation from a member of the Neighborhood Watch Committee.

**OPEN FORUM**

Homeowner inquired about the wear and tear of the weight machines in the gym and supports for various machines are in need of replacing. Randy Summers explained that there is quarterly maintenance checks scheduled. Jayla Walters stated that the machines may need to be inspected in order to determine future maintenance schedule or replacement timelines. Bob Beyer asked Randy to review the Reserve Study to determine the replacement costs of the fitness equipment, and the remaining life expectancy of service are left. Also a list will be posted in the gym so that homeowners can list any issues with any machines.

Homeowner stated that there is routinely and illegally parked car at the base of his driveway. Tamru Demsash explained that the towing company has not been authorized to patrol the areas that have not been turned over to the county; however if complaints are received and documented the towing company will be notified to begin their process.

Homeowner explained that there are often cars parked so close to street corners on Stallings, it makes visibility difficulty. Bob Beyer explained that until crosswalks are painted on the roads, there are no legal options to keep vehicles from parking close to the corners. The upcoming task force will be working on this matter.

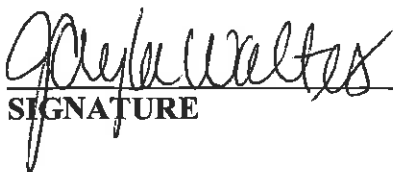
Homeowner inquired about the increasing rate of delinquencies and the proposed increase to the assessments. Bob Beyer explained that the matters are not related and the assessments are correlated to the reserve study projections.


Homeowner inquired about the status of Skipwith and paving. This road has not been turned over yet, but is scheduled to be top coated pending weather and cold temperatures.. Questions or concerns regarding this road should be directed to Lennar Customer Care.

Homeowner inquired about the concrete damage related to the snow from last year. Bob Beyer stated that whenever issues are not resolved, both Board members and management should be contacted.

**ADJOURNMENT**

The meeting adjourned at 8:48 p.m.

  
\_\_\_\_\_  
SIGNATURE

  
\_\_\_\_\_  
DATE