

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON TUESDAY, DECEMBER 9, 2014

The Board of Directors of the Tanyard Springs Homeowners Association met on Tuesday, December 9, 2014 at Tanyard Springs Clubhouse. The following persons were in attendance:

BOARD OF DIRECTORS

Luke Tilbury, President
Jayla Walters, Secretary
Bob Beyer, Treasurer

Lance Konig, Vice President
David Harthman, Director

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 7:02 p.m by Luke Tilbury.

AGENDA

Luke Tilbury made a motion to approve Agenda. No objections, motion passed.

GUEST SPEAKER

James Schroll from Anne Arundel County Traffic Engineering attended to address the concerns of the community. Luke Tilbury explained that a traffic study has previously been completed and the major issues within the community are warehoused vehicles and speeding. Mr. Schroll discussed that reasonable measures can be taken to help reduce the speeding issues in the neighborhood. These methods are variable dependent on what the community decides are the high need areas and what methods are not recommended for the community. Depending on when the county takes control of the roads, these changes would take effect on a staggered timeline, or be altered due to community plans for future construction. In regards to street parking, Mr. Scholl recommends that the community discuss a potential parking area with the builder for trailers and recreational vehicles. Luke Tilbury stated that the community will begin to establish a committee and schedule a meeting to begin the discussion on traffic needs.

OPEN DISCUSSION

Homeowner requests that the dog waste station contract be removed. He stated that he has contacted management regarding this request. Randy Summers explained that the homeowner solicited a bid, and was discussed with the Board liaison, however the contract is currently active and not up for bid at this time.

Homeowner inquired whether or not there is more information regarding the commercial area. Bob Beyer stated that at this time, the only information known is that the builder will wait for all

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON TUESDAY, DECEMBER 9, 2014

homes in the location to be filled.

MINUTES

Luke Tilbury made a motion to approve Minutes of the Regular session on October 14, 2014 as presented. No objections, motion passed. Luke Tilbury made a motion to approve the Minutes of the Executive Session on October 14, 2014 as presented. No objection, motion passed. Luke Tilbury motioned to approve the Minutes of the Executive Session on November 11, 2014 as presented. No objections, motion passed.

COMMITTEE REPORTS

- A. SOCIAL COMMITTEE** - Theresa Brownstein presented that the Holiday Mix and Mingle was successful. The next party will be the Children's Holiday Party on December 20, 2014.
- B. NEIGHBORHOOD WATCH COMMITTEE** - Gunnar Lindberg presented that Child Awareness Day was a success. The Neighborhood Watch Committee would like to extend thanks to all volunteers and members of the Social Committee for their assistance.
- C. COMMUNICATIONS COMMITTEE** - Bob Beyer presented the newsletter was delayed due to the new system. The timeline will be adjusted so that the delay will not cause a problem in the future.
- D. DESIGN REVIEW COMMITTEE** - No report at this time.
- E. AD HOC RULES AND REGULATIONS COMMITTEE**- Gunnar Lindberg presented the Rules and Regulation Draft has been completed and submitted to the Board for voting.

RECOGNITIONS

The Rules and Regulations Committee recognizes their members for their diligence in creating the Rules and Regulations Draft.

The Board recognizes Jonathan Rober for his support of the community through his service to the HOA.

MANAGEMENT REPORT

Tamru Demsash presented that he contacted the Newsletter production company and was assured that the mailing of the Newsletter was on time and the delay came from the Post Office.

Randy Summers presented that management continues to work with Steven Ness and the School Board of Transportation to extend the bus routes in the community. Randy Summers has been in contact with High Sierra to reduce operating costs.

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON TUESDAY, DECEMBER 9, 2014

TREASURER'S REPORT

Tamru Demsash presented the treasury report for October 2014.

Operating Accounts	\$222,422.02
Delinquent Accounts (25)	\$ 40,355.06
Total accrued reserves	\$515,719.00
Unappropriated Owner's Equity	(\$14,694.79)

MATTERS FOR BOARD DECISION:

ACTION ITEM 1 - High Sierra Contract Addendum

Luke Tilbury motioned to ratify the High Sierra Pool Contract Addendum, Exhibit Three, which, in part, requires a fulltime, dedicated, professional onsite pool manager to oversee additional specific lifeguard requirements, as attached. Jayla Walters seconded, motion passed.

ACTION ITEM 2 - Auditing Firm Suggestion

Bob Beyer motioned to direct the auditing firm to file the tax forms for FY 2015 using either the Corporate method – Form 1120 – IRC Section 277 or Exempt method – Form 1120-H – IRC Section 528, as recommended by the auditing firm once the audit and/or income tax preparation has been completed. In addition, the Board of Directors elects to apply all or part of the excess assessment income to the following year's assessments and any final amount shall be decided at the Board's direction. Jayla Walters seconded, motion passed.

According to Goldklang Group, there is an account in excess of the FDIC insurance cap and will need to be rolled over into another account. The report also stated that the electric bill has had late fees charged. The report also stated that the Board should have access to the credit card statements for review. The report noted that Pacific Premier Bank and CMC are associated through a third party.

ACTION ITEM 3- Deficiency Report Retainment

Luke Tilbury motioned to ratify the Board's decision in pursuing necessary actions in regards to the deficiency report, developed by Becht Engineering on June 27, 2014, through Attorney firm Whiteford Taylor Preston. WTP will collect some more additional documents and handle all items that are listed on the deficiency report. David Harthman seconded, motion passed.

ACTION ITEM 4- Clubhouse Hours Revision

Luke Tilbury motioned to revise the current Clubhouse public hours of Monday – Thursday 9:00 AM – 6:00 PM and Friday 8:00 AM – 5:30 PM to Monday-Friday 10:00 AM – 5:00 PM. Lance Konig seconded, motion passed.

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON TUESDAY, DECEMBER 9, 2014

DISCUSSION ITEM 1 - Rules and Regulation Draft

The final draft of the Rules and Regulations has been presented to the Board. The new draft does allow for commercial vehicles with limited signage and under a specific weight restriction to be allowed to park in driveways. The costs for the first and second violation notices have been altered due to recommendations from legal.

Lance Konig stated that the stated vehicular speed of 15 MPH on private roads is not recommended by the County and is not enforceable. Lance Konig motioned to remove the 15 MPH speed limit listed on page 6. David Harthman seconded, 1 nay, 1 abstention, 1 yea, motion passed.

David Harthman expressed concern over the hour restrictions for the use of the multipurpose court, tennis court and tot lot. Jayla Walters motioned to remove the verbiage from page 10 stating "These facilities are closed for use from dusk to dawn". Luke Tilbury seconded, motion passed unanimously.

Bob Beyer motioned to approve the Rules and Regulations Draft with the aforementioned alterations. Jayla Walters seconded, 2 nays, motion passed.

DISCUSSION ITEM 2 - Neighborhood Watch Volunteer Request

Homeowner Mike Brown has submitted a request to volunteer for the Neighborhood Watch Committee. Mike Brown has received a favorable vote from the Neighborhood Watch Committee. The Board approves Mike Brown for the committee.

DISCUSSION ITEM 3 - Committee Resignations

Resignations were received for Heather Satalin and Patricia Jearman from the Rules and Regulations Committee and Cheryl Brownell from the Design Review Committee.

OPEN FORUM

Homeowner expressed concern that the Rules and Regulations Draft should not compete with existing laws from the county. He also inquired how the drafted rules will be sent to the homeowners. Luke Tilbury explained that the Minutes from the meeting will be posted as notification to homeowners. An email/postal mail notification will follow up the posting stating that homeowners have 30 days to review the draft.

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON TUESDAY, DECEMBER 9, 2014**

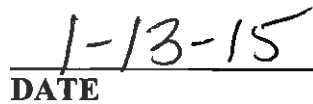
Homeowner inquired about the threshold for complaints prior to the Draft rules to be altered. Bob Beyer discussed that all complaints will be considered and reviewed.

ADJOURNMENT

The meeting adjourned at 9:45 p.m.



SIGNATURE



DATE