

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON TUESDAY, OCTOBER 14, 2014

The Board of Directors of the Tanyard Springs Homeowners Association met on Tuesday, October 14, 2014 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

Mac Staples, Vice President of Division, CMC

Tamru Demsash, Assistant Manager, CMC

Recording Secretary, just a MINUTE!

REGULAR SESSION

HOMEOWNERS PRESENT - 15

CALL TO ORDER

The Regular Session meeting was called to order at 7:06 p.m by Lance Konig.

AGENDA

Jayla Walters made a motion to approve Agenda. No objections, motion passed.

GUEST SPEAKER

Joe Fortino from Lennar spoke to the completion of the dog park. He explained that they are in the process of converting the ponds into Stillwater management. The next section should break ground in November. Section A has some issues with overlap in the plan with the County, and he is hoping to have the section turned over to the community as soon as possible. Regarding concrete, core samples have been taken and sent out for petrographic testing. The results will be available soon and relayed to the community. Lennar has a list of homeowners who noted problems with their concrete and they have been contacted. If there are homeowners who have not notified the Board by this time, they should contact the Board and have information relayed to Lennar. Representatives from Lennar requested that reports for concrete issues should be directed to Customer Care so that they may be scheduled to be inspected. Speaking to the issue of basements flooding, this was not a drainage/leak issue, but an actual flood issue and insurance companies should be contacted. At the current time, there are no immediate plans to develop the commercial areas. Due to upcoming winter weather, the representatives recommended shutting off and draining the hose bibs.

OPEN DISCUSSION

Victoria Friend inquired about parking on Timbercross after 5 pm. She stated that homeowners are double parking in driveways, and some are parking on grass. Bob Beyer addressed her

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concern that unfortunately, the spaces that are available for parking were designed and installed by Lennar. Double parking may result in cars being towed. The Board will continue to pursue options for increasing parking areas.

William O'Neil expressed concern over speeding in the area, especially Heritage Crossing. Lance Konig explained that the Board has been in contact with the County and there are several options for the community. Possible options are stop signs, speed bumps, and other speed deterrents.

Patricia German stated that there was a meeting where she received a key for the Rules and Regulations Committee, but they do not have a security code and the alarm has been set off. Lance Konig stated that a security code will be provided.

Homeowner inquired about commercial/recreational vehicle parking. Bob Beyer explained that the Board has been in contact with the County and it will be brought up at the meeting with the County in December. Lance Konig stated that homeowners should contact the County to express concerns directly.

The street sign is missing from Red Cliff Ct. Lennar has been informed, however the homeowner stated nothing has been resolved.

MINUTES

David Harthman made a motion to approve Regular Session Minutes from August 19, 2014 as presented. No objections, motion passed. Jayla Walters made a motion to approve the Executive Session Minutes from August 19, 2014 as amended. No objection, motion passed. David Harthman motioned to approve the Executive Session Minutes from September 9, 2014 as presented. No objections, motion passed.

COMMITTEE REPORTS

A. **SOCIAL COMMITTEE** - David Harthman presented that Child Awareness day will be October 18, 2014.

B. **NEIGHBORHOOD WATCH COMMITTEE** - Gunnar Lindburg presented that the committee has contacted County police to decrease the amount of unregistered vehicles in the community.

C. **COMMUNICATIONS COMMITTEE** - Bob Beyer presented that newsletters will continue to be sent to homeowners.

D. **DESIGN REVIEW COMMITTEE** - The committee is currently seeking additional

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volunteers.

E. **AD HOC RULES AND REGULATIONS COMMITTEE** - Trish presented that many homeowners are unaware of all the regulations. The committee has discussed the possibility of compiling the regulations into a single document. They are working on a draft to present to the Board.

MANAGEMENT REPORT

Tamru Demsash presented that he has been working with the Social and Neighborhood Watch Committees on the preparations for Child Awareness Day. Additional pet stations have been purchased and will be installed in the near future. Issues with the mailing of the newsletters will continue to be resolved.

Randy Summers presented that Jim Schrolls from Anne Arundel County Traffic and Engineering will be present at the December meeting. Brochure racks have been procured and are currently in place in the clubhouse.

TREASURER'S REPORT

Randy Summers presented the treasury report for August 2014.

Operating Accounts	\$187,670.06
Delinquent Accounts (30)	\$ 40,190.15
Total accrued reserves	\$502,353.00
Unappropriated Owner's Equity	(\$14,694.79)

MATTERS FOR BOARD DECISION

ACTION ITEM 1- Administrative Resolution for Committee Charters

Lance Konig made a motion to ratify the Board's email vote of September 16, 2014, to amend the Committees Charters with additional language for clarity and uniformity purposes, effective immediately for all five Committees. Bob Beyer seconded, motion passed.

ACTION ITEM 2- Printer/Laptop for Pool ID

Lance Konig made a motion to ratify the Board vote to purchase a single sided printer and laptop for the purpose of implementing a photo I.D. system for all HOA pool users in 2015. The total cost not to exceed \$4,330.00 for both items. David Harthman seconded, motion passed.

ACTION ITEM 3- Literature Racks

Bob Beyer made a motion to ratify the Board's decision to purchase and install two magazine/brochure racks for the clubhouse. The brochure racks will be mounted near the community Bulletin area. The cost for these racks, not to exceed \$300.00, will be expensed to G.L. Acct #9876- Furniture Repair and Replacement. David Harthman seconded, motion passed.

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ACTION ITEM 4- Additions to Design Review Application

Lance Konig made a motion to approve the Design Review Application additions, which include the new email address and the materials checklist for decks and fences prior to homeowner submission, effective immediately. David Harthman seconded, motion passed.

ACTION ITEM 5- Decision to Revise the Design Review Guidelines

Lance Konig made a motion to ratify the Board's decision to eliminate the 12" minimum offset from house sides requirement from the deck specifications language located in the HOA's August 2014 Design Review Guidelines, Appendix III, Sections A&B. Bob Beyer seconded, motion passed.

ACTION ITEM 6- Reserve Study Approval

Lance Konig made a motion to approve and accept the Capital Reserve Study as presented by Becht Engineering at the Board's Executive meeting on September 9, 2014. As directed by the Board, the Threshold Funding Method was used which results in first year Basic annual Contribution of \$77,048 and \$83,936 using the minimum closing cost of 5% and the total replacement cost of 10%. Bob Beyer seconded, motion passed.

ACTION ITEM 7- Design Review Guidelines

Lance Konig made a motion to revise the Design Review Guidelines current mulch and other ground cover language in the DRGs paragraphs, 5.1d and 5.3d, with the language revisions attached under separate cover. Bob Beyer seconded, motion passed.

DISCUSSION ITEM 1- Approval of Committee Volunteers

Bob Beyer made a motion to accept the request to add Gunnar Lindberg to the Rules and Regulations Committee. Jayla Walters seconded, motion passed.

DISCUSSION ITEM 2- Resignations

The Board has received resignations from Greg Eckstein and Scott Brownstein from the Neighborhood Watch and Design Review Committees respectfully.

DISCUSSION ITEM 3- Mailing Options

Tamru Demsash has researched the printing and mailing costs for newsletters. There are options for mailings with or without envelopes. Tamru has received a quote from GAM graphics and marketing ranging in price between \$521.81(without envelopes) and \$627.81(with envelopes) for 1,060 newsletters. Bob Beyer states that if this route is taken, the Board will need to have a signed agreement stating that the company will not sell the community mailing list.

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OPEN FORUM

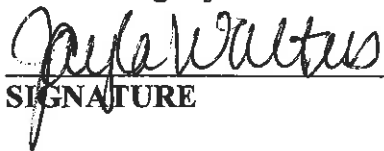
Jayla Walters inquired of the Design Committee as to what types of requests are the most common denials. It was explained that often the application is not complete or the request is for materials that are not appropriate. Some denials are incomplete because the package was not sent from CMC with the appropriate documents.

Homeowner expressed concern that the Design Committee is often reviewing and inquiring for the same information that the County will request when applying for permits. He explained that he feels that this is extraneous.

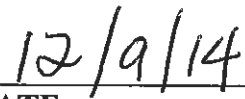
Homeowner expressed concern that his although his patio was approved by the DRC, alterations were made by the contractor. Lance Konig stated that he should submit a photo of the completed project to the DRC and this should not result in an issue.

ADJOURNMENT

The meeting adjourned at 9:28 p.m.



SIGNATURE



DATE