

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON TUESDAY, AUGUST 19, 2014**

The Board of Directors of the Tanyard Springs Homeowners Association met on Tuesday, August 19, 2014 at Tanyard Springs Clubhouse. The following persons were in attendance:

BOARD OF DIRECTORS

Luke Tilbury, President
Jayla Walters, Secretary
David Harthman, Director

Lance Konig, Vice President
Bob Beyer, Treasurer

Randy Summers, Community Manager, CMC
Tamru Demsash, Assistant Manager, CMC

John Sekely, Portfolio Manager, CMC

REGULAR SESSION

HOMEOWNERS PRESENT - 16

CALL TO ORDER

This meeting was called to order at 7:05 p.m. by Luke Tilbury.

AGENDA

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

INTRODUCTION OF GUEST: City Councilman, Derek Fink

Mr. Fink addressed the Board and took questions from the floor on topics ranging from the MD rain tax, comprehensive zoning laws, Marley Neck Blvd. improvements, and school related inquiries on redistricting and need for more schools in the County.

INTRODUCTION OF GUESTS: Anne Arundel County representatives, Tim Pruitt and Alejandro Anvari.

A proposal for sidewalk construction through a 20 foot easement located on Mockingbird Circle, which would extend onto Marleyneck Elementary School property, was presented to the Board. The construction would allow eligible students to walk to school and eliminate some school bus traffic congestion near the entrance to the Community. The Board requested time to review the presented material, prior to rendering a decision. Mr. Anvari imposed a Board decision deadline within 2 to 3 weeks from this meeting date.

MINUTES

Luke Tilbury made a motion to approve Minutes of the Regular Session of June 10, 2014 and Executive Session Minutes of July 1, 2014 and July 8, 2014. No objections, motion passed unanimously. Vote: 5-0-0.

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COMMITTEE VOLUNTEER RECOGNITION AND APPRECIATION

The Board recognized the Social Committee and the Design Review Committee for their work and dedication to their respective Committees and presented gift cards of appreciation to the members.

COMMITTEE REPORTS:

DESIGN REVIEW COMMITTEE - The DRC have submitted revisions to the Design Guidelines, for Board consideration and vote. A decision appeal regarding color shades of stone landscaping and it's revision, was discussed. The Committee is reviewing the 12" deck offset guideline. Guideline interpretation, enforcement and compliance have improved.

NEIGHBORHOOD WATCH COMMITTEE - Preparations are underway for the Operation ID event scheduled for October 18 at the Clubhouse. Discussion topics included, fire and rescue techniques with the fire department, security tips from a locksmith, and additional activities and materials for the participating children. Proposed Community survey questions discussed. Committee motion recommending Gunnar Lindbergh was forwarded to management for inclusion in the Board package. Management requested and received proper paperwork from candidate for the HOA records. Motion has been included in Board package for ratification.

MANAGEMENT REPORT

Tamru Demsash renewed the Door King agreement, scheduled glass repair for pool door, collected bids for additional pet stations, confirmed scheduling for Derek Fink, Tim Pruitt and Alejandro Anvari, directed Redmond's Towing to a vehicle violation resolved issue with Alarm One, orchestrated garden plot assignments with record retention, performed architectural review and violations follow up actions, populating violation documentation report.

Randy Summers continued preliminaries for the 2016 Draft Budget preparation, additional negotiation for reduced landscaping maintenance services, prepared Board package, motions and ratifications, scheduled and directed shelving unit installation in the Community utility garden shed, conducted meeting with High Sierra management to create pool contract addendum, synchronized website personnel and tasks to advance the new website project, scheduled several meetings with Lennar Customer Service and Land Division representatives for progress and updates on concrete review, tree removals, homeowner concerns and materials negotiation for HOA repair work from recent inclement weather, continued working with legal counsel on delinquencies, finalized vendors accounts for Social Committee, acquired traffic study data from A.A. County, confirmed meeting schedule with Becht Engineering for Tuesday, September 9, 2014.

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FINANCIAL REPORT

John Sekely presented the financial report for June 2014.

Operating Accounts	\$155,226.58
Delinquent Accounts (24)	\$ 39,023.20
Total accrued reserves	\$493,487.00
Un-appropriated Owners Equity	(\$10,611.92)
Income and Expense	(\$24,605.92)

MATTERS FOR BOARD DECISION:

ACTION ITEM 1 - Election of Board of Directors Officers positions.

Jayla Walters motioned to ratify the election of the Board of Directors Officers positions. David Harthman seconded. ratification passed unanimously. Vote: 5-0-0

ACTION ITEM 2 - Gunnar Lindberg to the Neighborhood Watch Committee.

Jayla Walters motioned to approve homeowner, Gunnar Lindberg to the Neighborhood Watch Committee. Lance Konig seconded the motion. Motion passed unanimously. Vote: 5-0-0

ACTION ITEM 3 - Community Garden Rental Plot Agreement.

Lance Konig motioned to ratify the Community Garden Rental Plot Agreement form. Jayla Walters seconded the motion. Motion passed unanimously. Vote: 5-0-0.

ACTION ITEM 4 - MyNetWire website provider service.

Lance Konig motioned to ratify hiring MyNetWire/HOA Sites as the new website host and service provider for the Tanyard Springs HOA. David Harthman seconded the motion. Motion passed unanimously. Vote: 5-0-0.

ACTION ITEM 5 - Proposed walking path from Timbercross Lane to Sithean Way.

The Board tabled this motion and requested additional information and proposals utilizing different construction materials, prior to, review and decision. No Vote.

ACTION ITEM 6 - Design Review Guidelines Revisions.

The Board tabled this motion to review additional information submitted by the Design Review Committee, prior to, decision. No Vote.

ITEMS FOR DISCUSSION :

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DISCUSSION ITEM 1 - Homeowner Association Rules and Regulations.

The Board has appointed Jayla Walters to the role of liaison to the Rules and Regulations Committee. The Board requested that Jayla contact the Committee members for the purpose of organizing a meeting to review the current rules and regulations, make revisions and additions as necessary, and prepare to submit the final draft to management for inclusion in an upcoming Board package.

DISCUSSION ITEM 2 - Social Committee Resignations.

The Board accepted the resignation of Keisha Montague and Jimi DeSimone from the Social Committee.

DISCUSSION ITEM 3 - Tanyard Spring Garden Club.

Discussion of a proposed garden club ensued, with topics including, volunteerism, garden area maintenance responsibilities, HOA seasonal gardening competitions to promote unity, trips, guest speakers and demonstrations to meetings and possible club attachment to an established Committee, such as Social Committee. Management will schedule an initial meeting with three homeowner volunteers to pursue the feasibility of a club.

OPEN FORUM

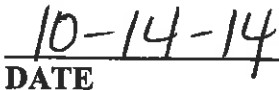
Homeowner inquired about alternative exits from the Community, in case of an actual emergency. The Board informed the homeowner that there are emergency exits located in the Community.

Next Board Meeting: Tuesday, October 14, 2014.

ADJOURNMENT

The meeting adjourned at 8:50 p.m.


SIGNATURE


DATE