

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING OF HOMEOWNERS
7 P.M. ON TUESDAY, JULY 1, 2014

The Annual Meeting of the Tanyard Springs Homeowners Association was held on Tuesday, July 1, 2014 at Tanyard Springs Clubhouse. The following persons were in attendance:

BOARD OF DIRECTORS

Jonathan Rober, President

Lance Konig, Secretary

Bob Beyer, Treasurer

David Harthman, Director

Luke Tilbury, Vice President (absent)

Randy Summers, Community Manager, CMC

Recording Secretary, just a MINUTE!

Tamru Demsash, Assistant Manager, CMC

RECONVENED ANNUAL SESSION

CALL TO ORDER

This meeting was called to order at 7:01 p.m by Jonathan Rober.

PROOF OF NOTICE OF MEETING

Fifteen day notice was mailed to all homeowners establishing the date and time of the annual meeting.

ESTABLISHMENT OF QUORUM

Quorum was established with the homeowners in attendance.

AGENDA

Jonathan Rober motioned to approve the agenda with the removal of the financial report.

APPROVAL OF MINUTES

Jonathan Rober motioned to approve the Annual Meeting Minutes of July 25, 2013. There were no objections from the floor and Minutes were approved.

Jonathan Rober motioned to approve the Regular Session Minutes of June 10, 2014. There were no objections from the floor and the Minutes were approved.

NOMINATIONS

The call for Board nominees was put forth. There were no additional nominations from the floor for the open positions on the Board. Three positions are open for the Board. David Harthman, Jayla Walters, and Lance Konig have submitted nominations for the Board.

ELECTION OF BOARD MEMBERS

Jonathan Rober motioned to appoint David Harthman, Jayla Walters, and Lance Konig by acclimation. Bob Beyer seconded, motion passed.

BOARD REPORT

Board members reviewed the weekly management report submitted by Randy Summers.

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COMMITTEE REPORTS

- A. SOCIAL COMMITTEE - David Harthman presented that the committee is preparing for the picnic and will send out information when preparations are complete.
- B. NEIGHBORHOOD WATCH COMMITTEE - Nothing to report at this time.
- C. COMMUNICATIONS COMMITTEE - A newsletter is planned for each month, typically constructed following the Board meetings.
- D. DESIGN REVIEW COMMITTEE - Nothing to report at this time.
- E. AD HOC RULES AND REGULATIONS COMMITTEE - The committee is waiting for the Board's new members to be appointed so they can work with the Board to complete their regulations.

OPEN FORUM

A homeowner inquired about the process to be appointed to a committee. Bob Beyer explained that, in regards of the Communications Committee, the process is typically left to the discretion of the individual committee, however, once the website is completed, this process may be altered.

A homeowner inquired about the status of the new website. Lance Konig discussed that the previous website was not user friendly for the HOA, and therefore they have been researching options that will be easier to use and contain better verbiage.

A homeowner explained that several electrical boxes have been left disheveled. Jonathan Rober explained that BGE will be contacted.

A homeowner inquired about the size of the amenities as the neighborhood is growing. Jonathan Rober explained that at a previous meeting with Lennar, this topic was addressed and Lennar stated that the percentages of homeowners that utilize the amenities are not high enough to warrant increase of size of amenities at this time.

A homeowner inquired about the zoning of certain areas within the neighborhood. Jonathan Rober discussed that the county has no plans to rezone the areas and they are currently zoned for commercial use. Lennar has the areas zoned for commercial and will most likely not develop or sell the area until more homes are built in the neighborhood. This commercial development may not occur until a path to Solley Road is opened. According to Lennar, the permit have been already been filed for extending Tanyard Springs Lane though to Solley Road.

A homeowner inquired about the current HOA delinquency rate. Jonathan Rober discussed that the Board has been altering the delinquency collections process in order to lower the rate. The current delinquency rate is 4.2%. The Board is taking all steps required to pursue the collections legally.

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A homeowner inquired about what can be done to make the entrance more presentable. Jonathan Rober explained that the county will be continually expanding the road and unfortunately, the area will be under construction as well.

A homeowner inquired about the status of the community garden. Bob Beyer explained that Lennar is still in control of this area, and has not stated when the area will be turned over to the community.

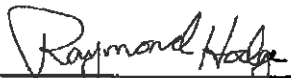
A homeowner inquired about the status of the irrigation system. Randy Summers explained that the irrigation system has already been initialized in April and in good working order; however there has not been a need to activate the system this season, due to high precipitation rates for the past several month, which saves the HOA money on water bills. Randy anticipated that the irrigation system will most likely be employed in the next couple of weeks.

BOARD RESIGNATION

Jonathan Rober will be stepping down from the Board effective July 2, 2014. This open position will be filled by appointment at the next Board Meeting.

ADJOURNMENT

The meeting adjourned at 7:38 p.m.



SIGNATURE

18 July 2015

DATE