

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON TUESDAY, JUNE 10, 2014**

The Board of Directors of the Tanyard Springs Homeowners Association met on Tuesday, June 10, 2014 at Tanyard Springs Clubhouse. The following persons were in attendance:

BOARD OF DIRECTORS

Jonathan Rober, President
Lance Konig, Secretary
David Harthman, Director

Luke Tilbury, Vice President
Bob Beyer, Treasurer

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

REGULAR SESSION

HOMEOWNERS PRESENT - 37

CALL TO ORDER

This meeting was called to order at 7:22 p.m. by Jonathan Rober.

AGENDA

Jonathan Rober made a motion to approve Agenda. No objections, motion passed.

OPEN DISCUSSION

Homeowner inquired about insurance certificates, amounts and requirements for vendors who would like to use the fitness center or swimming pool. Randy Summers quoted pool management statements regarding their legal and insurance requirements that govern professional pool/lifeguard companies. Randy will seek a statement from the current pool company, regarding this subject, and conduct further research with the pool company for potential solution and/or contract addendum, if possible.

Homeowner expressed concern that television cables have been exposed in areas where there is ongoing construction. Tamru Demsash will contact Lennar regarding this matter.

Homeowner explained that BWI airport has redirected air traffic over the community due to a repaving of a runway. Jonathan Rober explained that due to the air traffic patterns, the HOA will most likely not have any pull with this matter.

Homeowner inquired about how often the grass within the retention pond gets maintained. Jonathan Rober discussed that the grass is often left to grow so that it will prevent erosion within the pond.

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MINUTES

Jonathan Rober made a motion to approve Minutes of the Regular and Executive Session on May 13, 2014. No objections, motion passed.

COMMITTEE REPORTS

A. SOCIAL COMMITTEE - Theresa Brownstein presented that there will be a yard sale event upcoming. There are several upcoming events including a summer picnic and business networking event.

B. NEIGHBORHOOD WATCH COMMITTEE - Luke Tilbury presented Andre Ratliff was elected interim chairman, to be installed following the departure of Kim Taylor. The committee is working on several events for late summer/early fall.

C. COMMUNICATIONS COMMITTEE - Bob Beyer presented that the committee will be issuing a newsletter by the beginning of the week to inform the homeowners of the upcoming meetings.

D. DESIGN REVIEW COMMITTEE - Scott Brownstein presented that 16 applications were received and that new forms are available with updated guidelines.

E. AD HOC RULES AND REGULATIONS COMMITTEE - The committee is finished with updated rules and has submitted copies to the Board for review.

MANAGEMENT REPORT

Tamru Demsash presented that Anne Arundel County Department of Recreation and Parks has been contacted regarding the re-accreditation of the HOA. Additional pool passes and access cards have been ordered. Wristbands have been sent back to the company and refunded; silicone replacements have arrived. A lifeguard manager has been appointed to the pool.

Randy Summers presented that preliminary preparations for the 2016 Draft Budget have begun. Negotiations for grounds maintenance, snow removal, vending machines, and fitness maintenance contracts have been concluded, for Board presentation and review.

TREASURER'S REPORT

The Treasurer's Report will be presented at the Reconvened Annual Meeting on July 1, 2014.

MATTERS FOR BOARD DECISION

ACTION ITEM 1 - EXERCISE EQUIPMENT SERVICES PROPOSAL - \$780

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Luke Tilbury motioned to accept the Exercise Equipment Services proposal, which includes four annual preventative maintenance visits, at a cost not to exceed \$780 and expensed to GL Acct # 6570 - Fitness Equipment Repair and Maintenance. Jonathan Rober seconded, motion passed unanimously.

ACTION ITEM 2 - LANDSCAPE MAINTENANCE CONTRACT

Jonathan Rober motioned to approve the landscape maintenance contract, with optional years, with Atlantic Maintenance Group, with contract term effective upon signing, and expensed to GL Acct # 6100 - Grounds and Landscaping - Contract. Luke Tilbury seconded, motion passed unanimously.

ACTION ITEM 3 - ICE MELT USAGE/STORAGE

This proposal will be tabled until more information can be gathered regarding the options for ice melt usage/storage. Randy Summers will contact AMG regarding the notation in the contract stating "In the event that partial tonnage is used, customer will be charged in ½ ton increments", to make language adjustments.

ACTION ITEM 4 - VENDING MACHINE EXPENSES

Bob Beyer inquired about the electrical cost to run the vending machines in comparison with the revenue. Randy Summers will compare the prices and will inform the Board at the next meeting.

ACTION ITEM 5 - BOARD MEETING SCHEDULE

Jonathan Rober motioned to adjust the monthly Board meeting to every other month on the 2nd Tuesday of the month, with executive meetings to discuss financials on the 2nd Tuesday of each month, effective immediately, upon Board approval. Lance Konig seconded, motion passed unanimously.

ACTION ITEM 6 - CLUBHOUSE HOURS

Jonathan Rober motioned to approve, and change the clubhouse office hours from 9:00 AM - 7:00 PM to 9:00 AM - 6:00 PM Mondays through Thursdays, effective immediately, upon Board approval. Lance Konig seconded, motion passed unanimously.

ACTION ITEM 7 - POOL DECK LINE PAINTING

Jonathan Rober motioned to approve an additional line painted on the pool deck, approximately 8 ft. from the edge of the pool, 4 ft. from the pool entry and extended into the kiddie area, to separate the designed refreshment table area from the pool lounges and swimming pool user area. Bob Beyer seconded, motion passed unanimously.

DISCUSSION ITEM 1 - IRRIGATION SYSTEM

The existing irrigation system has not been active. Randy Summers asks that the Board

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members inform him upon which time they would like the irrigation system to be activated.

DISCUSSION ITEM 2 - NWC RESIGNATION

The Board accepts the resignation of Kim Taylor from the Neighborhood Watch Committee.

DISCUSSION ITEM 3 - WEBSITE PROVIDER

Website provider discussion will be tabled until the next scheduled meeting.

DISCUSSION ITEM 4 - STAIRWAY/STEP PATH PROJECT

Proposals for a stairway/step path project in Section A have been solicited from several sources. AMG has provided proposals with options for a wood chip walking path and wooden pond bridge. Concerns for water drainage will be researched by Randy Summers.

DISCUSSION ITEM 5 - PANIC BUTTON

A proposal for panic button installation has been obtained from Alarm One Integrators in the amount of \$493.98. This amount includes the receiver and installation. Jonathan Rober motioned to approve the cost of installation of a panic button. Lance Konig seconded, motion passed unanimously.

OPEN FORUM

Homeowner inquired if advertisement revenue could be utilized to issue newsletters. Bob Beyer explained that the revenue is minimal and goes into the general fund, not directly to any specific expense.

Homeowner expressed concern with dead/dying trees in the forest conservation area. The homeowner contacted Anne Arundel County and was told that it was a HOA matter. Jonathan Rober explained that due to the trees being in the conservation area, the county is responsible. However, this area is still in the developer section and Lennar will need to be contacted. Bob Beyer suggests that all contact with responsible parties should be documented.

ADJOURNMENT

The meeting adjourned at 9:01 p.m.



SIGNATURE

8/19/14

DATE