

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING
TUESDAY, JANUARY 14, 2014 AT 7:00 P.M.
TANYARD SPRINGS CLUBHOUSE

BOARD MEMBERS

Jonathan Rober, President
Luke Tilbury, Vice President

Bob Beyer, Treasurer
Lance Konig, Secretary

MANAGEMENT

Carmen M. Paral, CMC on-site Community Manager
Randy Summers, CMC
John Sekely, CMC

Recording Secretary: just a MINUTE!
Homeowners – 19

REGULAR SESSION

CALL TO ORDER

Jonathan Rober called the Board meeting of Tanyard Springs HOA to order at 7:02 p.m.

Jonathan Rober motioned to accept the meeting agenda. Luke Tilbury seconded, motion passed.

RESIDENT'S OPEN FORUM

Jonathan Rober opened the floor for resident's questions/comments:

- A concern regarding the parking of recreational vehicles along Indigo Bunting. – A special meeting will be held to address this and additional parking concerns.
- Lenar is filling parking spaces on Timber Cross with construction materials.
- Nails scattered around the community near Briar Grove Lane.
- Time frame for the opening of the new dog park. – Most likely spring.
- Path lighting. – Still under discussion.

MINUTES

Luke Tilbury motioned to accept the December 12, 2013 Regular Session Minutes. Bob Beyer seconded, motion passed.

Jonathan Rober motioned to accept the December 20, 2013 Executive Session Minutes. Bob Beyer seconded, motion passed.

Board Director, Leslie Burks formally resigned as of January 2, 2014.

ELECTRONIC CONSIDERATIONS

Board members voted unanimously to approve the attorney's recommendation for account #00328-7008.

Board members decided to hold their meetings on the 2nd Tuesday of every month.

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COMMITTEE REPORTS

- A. SOCIAL COMMITTEE** – Deborah Dula, member and chair, resigned. Committee representative, Teresa Brownstein, will be sending out communications to homeowners in order to gain more volunteers and members for the Social Committee. Bob Beyer will act as board liaison to the committee.

- B. NEIGHBORHOOD WATCH COMMITTEE** – Luke Tilbury presented the budget for the Neighborhood Watch Committee. The Board requests that a map be marked with the proposed areas for the neighborhood watch signs.

- C. COMMUNICATIONS COMMITTEE** – Bob Beyer will be producing a newsletter and he will solicit updates from all of the committees.

- D. DESIGN REVIEW COMMITTEE** – Members are needed for the DRC. Lance Konig had inquired about a computer for the use of the DRC. Carmen Paral recommends waiting to make this change, as the committee can access what they require from the computers in the clubhouse.

- E. RULES AND REGULATIONS COMMITTEE** – Jonathan Rober has sent emails to the committee members regarding meeting times.

MANAGEMENT REPORT

Randy Summers presented that the Compliance Comprehensive report has been temporarily placed on hold due to weather. It will resume starting in section B.

Hours of video of the entry to the fitness center were reviewed. No violations were noted on the videos. Bob Beyer reached out to community members to contact him directly if/when a violation is noted by a homeowner.

Traffic studies will be conducted this week, pending inclement weather.

Reserve study bids are currently being accepted. In order for the Board to make the best decision, Randy Summers is in process of creating a matrix.

Management has met with AMG to better address snow issues in the future.

Carmen Paral reported that Dominion Energy will be providing electricity at 7.99/Kw until May, 2015.

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FINANCIALS

Randy Summers presented the November 2013 Financial Report.

Operating Accounts	\$279,389.83
Delinquent Accounts (22)	\$ 34,618.95
Total accrued reserves	\$378,397.00
Un-appropriated Owners Equity	\$201,681.93

Bob Beyer motioned to transfer funds in the amount of \$70K from the Unappropriated Owner's Equity to the Repair and Replacement Reserves (GL 3102). Luke Tilbury seconded, one abstention, motion passed.

MATTERS FOR BOARD DECISION

Bob Beyer motioned to approve the budget for the Neighborhood Watch Committee. Lance Koenig seconded, one abstention, motion passed.

Bob Beyer motioned to accept the Fiscal Year 2015 Proposed Budget The monthly assessments will remain at \$61.00 plus \$12.00 for the Townhomes Common Assessments. At this time, there will be no change to the Capital Contribution either. Lance Konig seconded one opposed, one abstention, motion passed.

Board members reviewed the draft of the Audit from Goldklang Group CPAs, P.C. Representation letter states that the Board has reviewed the audit. Board members signed the representation letter.

Jonathan Rober motioned to adopt resolution 2013-12 to adjust the collections process as proposed by WTP. Bob Beyer seconded, one abstention, motioned passed.

Board will need to review the Insurance policy to determine if bids will be needed. Carmen Paral will PDF copies of the policy to the Board members.

ACTION ITEM REVIEW

No adjustments to the budget are necessary.

Coupon books will be ordered as they are required to be mailed to all homeowners until those homeowners set up on Direct Debit.

Matrix for the reserve study proposals will be created.

New cost information for the fabric baby pool shade will be collected.

Carmen Paral will follow up with the School Transportation board to inquire about adjusting the school bus route.

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Carmen will follow up with Zoning & Permits as to when Heritage Crossing will be turned over.

BOARD DISCUSSION ITEMS

Due to the resignation of a Board Member, according to the Bylaws, the Board is able to appoint a new member. Bob Beyer will include this announcement in an upcoming newsletter with a deadline of February 4, 2014. Carmen Paral will inform the community via an e-blast.

CAI Membership provides support and important resources for homeowners associations. The cost of membership is \$100 per year for each Board member. Jonathan Rober motioned to make funds available for memberships to CAI for all Board members. Luke Tilbury seconded, one abstention, motion passed unanimously.

Orchard Beach Volunteer Fire Department has discussed community activities and events with Carmen Paral. Management recommends that the Board consider making monetary donations to the Volunteer Fire Department.

Use of the fitness center for profit has been previously allowed for homeowners who are also personal trainers. The stipulation for this to occur is that trainers may only train homeowners of Tanyard Springs.

ADJOURNMENT

Jonathan Rober motioned to adjourn the Annual Meeting at 9:18 p.m. Lance Konig seconded, motion passed.

APPROVED:



SIGNATURE

2/11/14
DATE