

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS
THURSDAY, DECEMBER 12, 2013 AT 7:00 P.M.
TANYARD SPRINGS CLUBHOUSE

BOARD MEMBERS

Luke Tilbury, Vice President
Lance Konig, Secretary
Bob Beyer, Treasurer

Jonathan Rober, President (absent)
Leslie Ann Burks (absent)

MANAGEMENT

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

Recording Secretary: just a MINUTE!
Homeowners: 10

REGULAR SESSION

CALL TO ORDER

Luke Tilbury called the Board Meeting of the Tanyard Springs HOA to order at 7:00 p.m.

AGENDA

Luke Tilbury motioned to accept the meeting agenda. Bob Beyer seconded, motion passed.

MINUTES

Luke Tilbury motioned to accept the November 14, 2013 BOD meeting and executive session minutes. Motion passed unanimously.

ELECTRONIC CONSIDERATIONS

Board voted unanimously via email to approve the AMG proposal for 2013-2014 snow removal.

MATTERS FOR BOARD DECISION

Presentations were heard from Securitas and Watkins Security

Hayden Moore and Norvin Jones presented for Watkins Security. All officers are trained for between 16-20 hours with the option for site specific training. Any site specific instructions would be approved by the Board. Watkins Security is licensed and insured; but not bonded.

Dean Blankenship and Toni Palmer presented for Securitas. All officers are subject to background checks, drug testing and completion all requirements for the MD state clearance card. The company is bonded, but the individual officers are not. All policy and procedures would be set by the Board.

Upon hearing the presentations, Board members decided to table this matter.

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RESIDENT'S OPEN FORUM

Luke Tilbury opened the floor for resident's questions/comments.

Homeowners posed questions regarding the 2015 Budget line items for #5010 Bad Debt and #5025 Collections Charges. Bob Beyer addressed that these line items are listed as a final step recommended by the attorney. Bad Debt is for the amounts that may need to be charged off; Collections Charges should be recouped.

A homeowner posed questions regarding item #6035 Trash and Recycling Service. Homeowner also inquired about items #6060, #6065, and #9918. Luke Tilbury discussed that these items are open for competitive bids prior to service. The homeowner also inquired about the amounts for the tennis court repairs and clubhouse repair and maintenance. Bob Beyer explained that the tennis court required a new entry system.

Budget issues regarding reserve studies were addressed by John Sekely. These studies need to be planned for in advance in case it is needed. Bob Beyer explained that if these reserves are not used, the monies need to be adjusted so that there is no profit noted on the accounts.

A homeowner was concerned whether or not the management is responsible for confronting persons who are in violations. Randy Summers explained that if the problem is observed it should and will be addressed by management. If the problem is not directly observed, appropriate steps will be taken to prevent and rectify violations. The homeowner expressed concern that there is still an issue with the fitness center and non-homeowner usage. More information will be sought by management.

Regarding security guards; a homeowner expressed concern about the legal ramifications if the Board were to vote against the security policy and something severe were to happen in the community. Bob Beyer addressed the homeowner concern that there would not be legal ramifications as there is no concern for inherent danger for community members at the time when the vote is cast. Several homeowners expressed that they feel security guards would be a waste of community money.

Concerns about county roadways were addressed by Luke Tilbury. Formal written guidance will be emailed to community members. An array of options for speed control will be considered, however the county will be conducting a speed study in order to be able to advise the community on the best course of action. Parking of long term vehicles will be addressed by setting specific days and times in which the parking will be allowed on specific roads.

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COMMITTEE REPORTS

- A. SOCIAL COMMITTEE** – Adult cocktail party will be on Saturday, December 14, 2013. Wine and beer will be served. The Social Committee is looking to forgo a holiday party next year in lieu of a New Year’s Party. Luke Tilbury motioned to alter the Social Committee to remove the monetary donation for wine and beer. Bob Beyer seconded, motion passed unanimously. Social committee had requested an increase in their budget for the holiday party. Due to the short timeframe in which the increase was requested, this leaves little time for the Board to make a decision. At this time, the Board does not wish to cancel the holiday party; but is reluctant to provide additional funds. Bob Beyer motioned to approve the \$6000 increase due to current circumstances. Lance Koenig seconded, one opposition, motion passed.
- B. NEIGHBORHOOD WATCH COMMITTEE** – Luke Tilbury encouraged homeowners present to consider joining the Watch Committee. The Watch Committee has requested a budget of \$2000 for annual activities for community events and refreshments for meetings. As a formal request was not available at the meeting, Board members will be emailed with the formal budget request. Several residents have shown interest in appointment into the Watch Committee; Greg Eckstein, Elizabeth Brown, Andre Ratliff, Tim Morgan and Shaheen Jones. Bob Beyer motioned to approve all applicants to the Watch Committee. Luke Tilbury seconded, motion passed unanimously.
- C. COMMUNICATIONS COMMITTEE** – Bob Beyer explained that the newsletter has been slated for January/February.

MANAGER’S REPORT

Randy Summers presented

Community Report for the in-house violation program is now being conducted fully through a tablet.

Reserve Studies are recommended every three to five years. Several engineering companies have been contacted for bids. Reports will be provided to the Board as soon as all bids are available.

Cantilevered Shade for the baby pool is no longer available from the manufacturer. Management is currently contacting companies in order to acquire the shade.

AMG salt container is being stored in the Clubhouse parking lot during the winter months. This salt is for the sole use of Tanyard Springs.

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Adjustments to budget draft for fiscal year 2015 have been made to account for the increase of number of monthly Board of Directors meetings.

Adjustment of funds in the fiscal year 2015 budget is recommended to account for cantilevered shade. Money, totaling approximately \$6000-\$7000, should be moved from either Account #9100 (Operating Reserves) or account #9912 (Operating Contingency) to the Pool Furniture Repair and Maintenance account #9864.

FINANCIALS

John Sekely presented the October 2013 Financial Report.

Operating Accounts	\$260,979.05
Delinquent Accounts (39)	\$ 39,109.95
Total accrued reserves	\$370,347.00
Un-appropriated Owners Equity	\$201,681.93

The Association showed a negative year to date operating balance of \$12,489.43.

Luke Tilbury noted that the Board is working with the attorney closely in order to keep delinquency costs to a minimum.

ACTION ITEM REVIEW

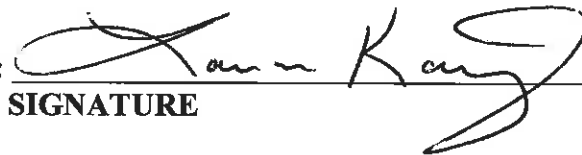
Adjustments to the proposed draft of Fiscal Year 2015 Budget will be tabled at this time, as no decision has been made in regards to the security proposals.

ADJOURNMENT

- Luke Tilbury motioned to adjourn the Board Meeting at 9:47 p.m. Bob Beyer seconded, motion passed.

The next Board meeting is scheduled for January 9, 2014

APPROVED:


SIGNATURE

11/14/14
DATE