

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS  
THURSDAY, NOVEMBER 14, 2013 AT 7:00 P.M.  
TANYARD SPRINGS CLUBHOUSE

**BOARD MEMBERS**

Jonathan Rober, President  
Luke Tilbury, Vice President  
Lance Konig, Secretary

Bob Beyer, Treasurer  
Leslie Ann Burks

**MANAGEMENT**

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

Recording Secretary: just a MINUTE!

Homeowners: 6

**REGULAR SESSION**

**CALL TO ORDER**

Jonathan Rober called the Board Meeting of the Tanyard Springs HOA to order at 7:15 p.m.

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

Captain Timothy J. Altomare, Commander of the Northern District Anne Arundel County Police Department, discussed recent incidents within the community and the increased patrols to the community. Community leaders may communicate directly with Lt. Dan Johnson, Lt. Jeff Silverman, or Corporal DiPietro as liaisons for the police department. The Board invited Captain Altomare to come to a Neighborhood Watch Committee meeting.

**MINUTES**

- Jonathan Rober motioned to accept the September 12, 2013 BOD meeting and Executive Session Minutes. Motion passed unanimously.
- Jonathan Rober motioned to accept the October 30, 2013 Special and Executive Session Minutes. Motion passed unanimously.

**COMMITTEE REPORTS**

- A. SOCIAL COMMITTEE** – Leslie Ann Burks presented that holiday parties have been scheduled. Social Committee has requested an increase in funds for the both the Christmas social event and the children's party. Board will be emailed and itemized list to vote on the funds.
- B. NEIGHBORHOOD WATCH COMMITTEE** – Luke Tilbury presented that an advisory Facebook page has been suggested in order for community members to post tips and warnings. During National Night Out, an alternative advisory page was recommended. Leslie Burks will email the information to Luke.
- C. COMMUNICATIONS COMMITTEE** – Bob Beyer stated that a newsletter for December will be issued around mid-December.
- D. DESIGN REVIEW COMMITTEE** – Lance Konig stated that proposed changes to the guidelines are on the website and are available for public review and

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comment. Carmen confirmed that DRC issues are continuing to be documented, but non-structural citations have been suspended for the time being as requested.

**MANAGER'S REPORT**

- Management is following up with Permits and Zoning in order to help facilitate the process in which community streets are turned over to public/county maintenance.
- Winterization to the swimming pool and irrigation has been completed.
- The AED has been moved from the lifeguard office to inside the Clubhouse for "available access to anyone wanting to use it".
- Landscaping plans for more variety of perennial plants have been composed and should result in no additional cost. There should be a substantial decrease in the cost of spring and fall color rotation realized by spring of 2015 (FY 2016).

**FINANCIALS**

Carmen Paral presented the September 2013 Financial Report.

Operating Accounts	\$257,587.13
Delinquent Accounts (35)	\$ 37,188.45
Total Accrued Reserves	\$362,297.00
Un-appropriated Owners Equity	\$201,681.93

The Association showed a positive year-to-date operating balance of \$19,761.15.

**VARIANCE REPORT**

Variances in the General Ledger Report were reviewed and questioned by the Board.

**REVIEW OF THE AUDIT FY 2012**

Financial information, minutes and contracts were reviewed, analyzed and reported for the Fiscal Year 2012 by the Goldklang Group, CPAs, P.C.

**MATTERS FOR BOARD DECISION**

- Security proposals were submitted from several companies for Board review. A security contract has not been added to the Budget and, if accepted, would result in a \$3-\$5 increase in assessments. Security companies will be interviewed prior to making a decision on this matter.
- A cantilevered shade for the baby pool area is proposed at the cost of \$6,744.04. Leslie Ann Burks motioned to accept the proposal. Jonathan Rober seconded, motion passed unanimously.
- Snow removal proposals have been acquired from Atlantic Maintenance Group and Twin Enterprises. Leslie Ann Burks proposed discussing a price discount with AMG. Carmen Paral will ask AMG to sharpen their pencil and submit their best prices. If successful, voting will take place via email.
- Board meetings are typically inundated with a multitude of topics. Rather than continue bi-monthly meetings, it is proposed that the Board consider altering the

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meeting schedule. Jonathan Rober motioned to move to monthly Board meetings. Luke Tilbury seconded, motioned passed with 1 abstention.

- Members for the Rules and Regulations Committee were appointed. Candidates were asked to submit a brief letter stating any experience that they may have. Letters of interest were sent by Karen Schouweiler, Karen Siekierski, Joseph Wissler, Heather Sympson, Raymond Hodge, Patricia Jearman, Dina Padeletti, and Doug Robinson. A recommendation has been made that Doug Robinson be appointed ombudsman, due to his time limitations, while the remaining applicants be appointed as voting members of the committee. Luke Tilbury motioned to accept the applicants as voting members of the Board, save for Doug Robinson who will be offered the position of ombudsman. Jonathan Rober seconded, motion passed unanimously.

**RESIDENT'S OPEN FORUM**

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

- A resident stated concern over lack of lighting on paths and walkways. The Board will take the matter under consideration and will discuss options.
- A resident stated concern over the entrance changes and the lack of crosswalk at Marley Neck Blvd. The Board shares the concern over the aesthetics of the entrance. Jonathan Rober explained that the changes were made by the county due to the construction on Marley Neck and future light signal and not much can be done at this time.

**PROPOSED DRAFT OF FISCAL YEAR 2015 BUDGET**

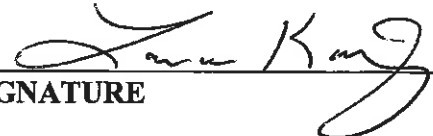
Line item topics of the proposed draft of Fiscal Year 2015 Budget were reviewed.

- Insurance company is to be contacted only if a claim deems to be at least \$6,000 or higher. The Insurance Deductible of \$5,000 with the \$1,000 overage will be included to the yearly budget.
- The Board asked that prior to FY Budget mailing, the columns of Budget FY 2014 be summed up in the same manner as the 2015.

Jonathan Rober motioned to approve the proposed budget to include the above change(s). Lance Koenig seconded, motion passes unanimously.

**ADJOURNMENT**

- Jonathan Rober motioned to adjourn the Annual Meeting at 10:21 p.m. Luke Tilbury seconded, motion passed.

APPROVED:  12/12/13  
SIGNATURE DATE