

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON JULY 11, 2023**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on July 11, 2023. The following persons were in attendance:

BOARD OF DIRECTORS

Alysha Jackson, Vice President
Jonathan Trent Carlson, Treasurer
Rosie Rivera, President

Jeremy Lezmer, At Large
Don Sickenberger, At Large

OTHERS

Shireen Ambush, Abaris Realty
Kaitlyn Ambush, Abaris Realty
Mark Moorman, Abaris Realty
Cheryl Brownell

BOARD MEMBERS ABSENT – None.

REGULAR SESSION

CALL TO ORDER

Alysha Jackson chaired the meeting and called the Regular Session to order at 7:03 p.m.

MINUTES

Jonathan Trent-Carlson made a motion to approve the minutes from the June 10, 2023, Board Meeting as distributed. The motion was seconded by Jeremy Lezmer and carried unanimously.

FINANCIAL REPORT

Jonathan Trent-Carlson gave the financial report for the period ending on May 31, 2023, and stated that the financial statements are emailed every month to every Board Member. The total cash-on-hand as of May 31, 2023, is \$2,883,449. The HOA has a year-date net income of \$130,788. The year-to-date reserve balance is \$735,512. As of May 31, 2023, the total outstanding delinquency is \$194,743.

The Board discussed the investment of HOA funds. Jonathan Trent-Carlson made a motion to terminate the investment account currently held with Morgan Stanley and transfer the account signatories from previous Board Members. The motion was seconded by Alysha Jackson and carried unanimously.

Board Discussion:
None.

COMMITTEE REPORTS

Design Review Committee (DRC)

The DRC met to review and approve 22 applications. The next DRC meeting is scheduled for July 12, 2023.

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Community Garden Committee (CGC)

Michael Warner noted donations are made to the Food Bank every Tuesday. Over 1000 lbs. have been donated from Tanyard Springs HOA since 2020 and the number of garden beds rented out has increased to 22 out of 34 available beds. Great success!

Social Committee

Alysha Jackson noted that the first social event was scheduled for July 8, 2023, but was cancelled due to the delivery of incorrect audio equipment. The committee is looking to reschedule the event, as the licensing company has granted a one-year extension to view the Minions Movie. The next event will be the viewing of Top Gun 2 in August.

MATTERS FOR BOARD DECISION

Action 1: Entertainment System Structure Removal

The Board discussed the proposal from CE Construction to remove the entertainment system structure from the clubhouse. The Board agreed to keep the TV installed at this time.

Jonathan Trent Carlson made a motion to approve the proposal from CE Construction for \$2,088 to remove the entertainment system structure in the clubhouse. The motion was seconded by Alysha Jackson and carried unanimously.

Action 2: Dead Tree Removal Proposal

The Board discussed the proposal from SBC to remove several dead trees throughout the community. Abaris recommended that the Board table this discussion until Abaris can obtain competitive bids for the Board's review.

Action 3: Onsite Staffing

The Board discussed the request from Mark Moorman for PTO in August and unanimously agreed to have Abaris staff the onsite office Monday, Wednesday, and Friday, from 9 am to 12 pm, during Mark's PTO.

Action 4: Sinkhole Repair Proposal

The Board agreed to table the discussion on the proposal received for sinkhole repairs.

MANAGEMENT REPORT:

Shireen Ambush gave the management report and stated there is nothing more to add other than what was included in the management report.

OPEN FORUM

Pat Warner noted there is tile under the entertainment system structure in the clubhouse, so the removal of the structure should be seamless.

Michael Brown noted his comments will also be sent to the Board for review and made the following comments: the Board meetings were previously changed to a virtual platform to be in compliance with COVID restrictions, but this has now changed and the County has returned to in-person meetings; majority of residents are against the installation of a playground on the open

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greenspace; information such as the delinquency rate was missed the from Treasurer’s Report; what is being done regarding the Morgan Stanley accounts; thanks to the Board for removing the entertainment structure; does Mark Moorman’s PTO require a formal motion from the Board.

Michael Warner noted it is a good idea to remove the entertainment structure in the clubhouse. Michael also commented that there is no practical reason to return to in-person meetings as the virtual meeting platform is more inclusive and provides residents with more opportunity to join the meetings.

Mike Stearns echoed Michael Warner’s comment regarding virtual meetings and noted they are more inclusive. Michael inquired if the previous motion pertaining to the Morgan Stanley account termination needed to identify where the funds will go.

Dave Kurtik inquired who can provide a valid reason why Board meetings cannot be held in-person and where does it state in the Bylaws that meeting that Board meetings cannot be held in-person.

Shireen Ambush requested that Mike Brown submit his financial inquiries via email for Abaris to respond to. Shireen also noted that Mark Moorman’s PTO request did not require a Board vote, but if the Board would like to make a formal motion for the minutes, which would be acceptable. *Jonathan Trent-Carlson made a motion to approve Mark Moorman’s PTO request and for Abaris to staff the onsite office on Monday, Wednesday, and Friday from 9 am to 12 pm. The motion was seconded by Jeremy Lezmer and carried unanimously.* Shireen Ambush noted that the interest rates fluctuate and change daily. Therefore, it is important that the Board liquify the funds first and then look into reinvestment options, which the Board unanimously agreed to do. Shireen Ambush responded to the in-person meeting inquiry and noted that it is not a requirement to hold Board meetings in-person or virtually, nor is it a citation in the Bylaws. It is the Board’s discretion to choose the Board meeting platform which yields the highest participation.

NEXT MEETING – Tuesday, August 8, 2023, at 7:00 pm.

ADJOURNMENT

Alysha Jackson adjourned the Regular Session at 7:52 p.m.

SIGNATURE

DATE