

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE  
7:00 P.M. ON AUGUST 8, 2023**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on August 8, 2023. The following persons were in attendance:

**BOARD OF DIRECTORS**

Alysha Jackson, Vice President  
Jonathan Trent Carlson, Treasurer

Rosie Rivera, President

**OTHERS**

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

**BOARD MEMBERS ABSENT –** Jeremy Lezmer, At Large  
Don Sickenberger, At Large

**REGULAR SESSION**

**CALL TO ORDER**

Rosie Rivera called the Regular Session to order at 7:00 p.m.

**HOMEOWNER FORUM**

Mike Brown congratulated the Social Committee on the successful movie night! Mike also commented on the new meeting format and encouraged the Board to include a Homeowner's Forum at the end of the meeting to allow residents to comment on topics discussed during the meeting. Mike thanked Mark Moorman for removing the entertainment structure in the clubhouse.

Dave Kurtik echoed the comments made by Mike Brown regarding the efforts of the Social Committee and the Board. Dave also noted he attended a county council meeting in Annapolis that was held in-person.

Sandeep commented on the parking provisions in the Rules and Regulations and suggested the Board consider an amendment to the Rules and Regulations to allow for short term parking.

**MINUTES**

Jonathan Trent-Carlson made a motion to approve the minutes from the July 11, 2023, Board Meeting as distributed. The motion was seconded by Alysha Jackson and carried unanimously.

**FINANCIAL REPORT**

Jonathan Trent-Carlson gave the financial report as follows:

The delinquency rate is 11% at \$173,573.95.

The total amount for accounts past due 60 days or more is \$166,162.25 at 10.5%

Jonathan Trent-Carlson confirmed the HOA has terminated its accounts with Morgan Stanley

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and the Board will be voting this evening to re-invest the Association's funds.

The Board discussed the investment of the proceeds of the Morgan Stanley accounts, which were recently terminated. Jonathan Trent-Carlson made a motion to invest \$200,000 for 3 months, at a rate of 5.5%; \$225,000 for 6 months, at a rate of 5.25%; \$225,000 for 12 months, at a rate of 5.3%; \$175,000 for 24 months, at a rate of 5.05%; \$150,000 for 36 months, at a rate of 4.75%; \$125,000 for 48 months, at a rate of 4.6%; \$100,000 for 60 months, at a rate 4.5%. The motion was seconded by Alysha Jackson and carried unanimously. The Board thanked Cheryl Brownell for her efforts in calculating this investment model.

### **COMMITTEE REPORTS**

#### **Design Review Committee (DRC)**

The DRC met to review and approve 10 applications. The next DRC meeting is scheduled for August 9, 2023.

#### **Community Garden Committee (CGC)**

Jonathan Trent-Carlson reported that the Garden Committee donated 35 lbs. to the Food Bank. The Garden Committee is looking into expand the Pollination Garden.

#### **Social Committee**

Rosie Rivera thanked all everyone involved in the Movie Night as it was a great success! The next Movie Night will be held on September 16, 2023, and a Family Fun Day will be held on September 2, 2023. Rosie noted the next Social Committee Meeting will be held on August 31, 2023.

The Board discussed the Adult Swim Night at the Pool on August 25, 2023. Rosie Rivera made a motion to approve the Adult Swim Night Event at the pool, subject to Legal Counsel's response and confirmation that the event will not violate Fair Housing Laws. The motion was seconded by Alysha Jackson and carried unanimously.

### **MATTERS FOR BOARD DECISION**

#### **Action 1: Playground Mulching**

The Board discussed the proposal from SBC to mulch the playgrounds throughout the community. Rosie Rivera made a motion to accept the proposal from SBC to mulch all the playgrounds for \$8,296. The motion was seconded by Alysha Jackson and carried unanimously.

#### **Action 2: Dead Tree Removals**

The Board discussed the proposal received from SBC to remove several dead trees throughout the community. The Board unanimously agreed to table the approval at this time.

#### **Action 3: Sinkhole Repairs**

The Board discussed the proposal received from Southern National to repair several sinkholes throughout the community, which the Board already voted via email to accept. Alysha Jackson made a motion to ratify the Board's approval of the proposal from Southern National to repair several sinkholes. The motion was seconded by Jonathan Trent-Carlson and carried

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unanimously.

**Action 4: Dog Park Shade**

The Board discussed the proposals received for installing a shade at the dog park. Alysha Jackson made a motion to approve the proposal from Playground Specialist to install a shade at the dog park. The motion was seconded by Jonathan Trent-Carlson and carried unanimously.

**Action 5: SBC Proposal for Landscape Enhancements**

The Board agreed to decline the proposal received from SBC for landscape enhancements.

**Action 6: SBC Proposal for Vegetative Planting on Heritage Crossing**

The Board agreed to decline the proposal received from SBC for vegetative planting on Heritage Crossing.

**Action 7: SBC Proposal for Ground Erosion Repairs at the Dog Park**

The Board discussed the proposal from SBC to perform ground erosion repairs at the dog park. Alysha Jackson made a motion to accept the proposal from SBC for \$1,987 to perform ground erosion repairs at the dog park. The motion was seconded by Jonathan Trent-Carlson and carried unanimously.

**HOMEOWNER FORUM**

Michael Brown thanked the Board for providing the 60 day delinquency information. Michael inquired why the HOA will not take a position on the proposed park and made the following comments: residents are missing attendance for the Board meetings as there is not a hybrid meeting platform provided; are violations complaint-driven and how often are inspections being done; do we need a second on-site personnel to assist with the inspections; the overall landscaping of the community needs to improve, as grass in some areas is not being cut or scalped.

Pat Warner commented that the HOA cannot take a position for the entire community regarding the construction noise. Pat also noted that the landscape is done well throughout the community and suggests that residents submit pictures to management of the areas of concern, so they may share those comments with the landscaper. Pat inquired if there is a current contract for Christmas Decorations for the community entrance and clock tower. Rosie Rivera confirmed the HOA does not engage in a contract for Christmas Decorations but are actively looking to have holiday lighting done professionally this year.

**NEXT MEETING** – Tuesday, September 12, 2023, at 7:00 pm.

**ADJOURNMENT**

Alysha Jackson adjourned the Regular Session at 7:48 p.m.

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**DATE**