

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON SEPTEMBER 12, 2023**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on September 12, 2023. The following persons were in attendance:

BOARD OF DIRECTORS

Alysha Jackson, Vice President
Jonathan Trent Carlson, Treasurer

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 – Rosie Rivera, President

REGULAR SESSION

CALL TO ORDER

Alysha Jackson called the Regular Session to order at 7:02 p.m.

HOMEOWNER FORUM

Dave Kurtik commented on the school vehicles continuously parking at The Pointe, and inquired what can be done to avoid hostile encounters with vehicle owners. Dave also commented on the upcoming sport park and noted it would be a serious detriment to the community if installed.

Mike Brown echoed Dave’s comments on The Pointe parking and inquired if the Board is still engaging in communications with the elementary school to avoid parking issues. Mike noted that the most recent financial report is not posted on the Owner’s portal.

MINUTES

Alysha Jackson made a motion to approve the minutes from the August 8, 2023, Board Meeting as distributed. The motion was seconded by Jonathan Trent-Carlson and carried unanimously.

FINANCIAL REPORT

Jonathan Trent-Carlson gave the financial report as follows:

The delinquency rate for accounts 30 days past due is 10.98%, with 206 accounts, at \$173,158.76.

The delinquency rate for accounts 60 days past due is 10.92%, with 193 accounts, at \$172,136.70.

The total cash on hand as of July 31, 2023, is \$1,338,513.07.

COMMITTEE REPORTS

Design Review Committee (DRC)

The DRC met to review and approve 8 applications. The next DRC meeting is scheduled for September 13, 2023.

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Community Garden Committee (CGC)

Jonathan Trent-Carlson noted there have been reports of residents removing vegetation from private-rented garden beds. Please note that no vegetation may be removed from the garden beds unless you are a member of the Garden Committee.

Social Committee

Alysha Jackson reported that on September 2, 2023, the Family Fun Day Event was held, and over 250 participants joined the event. A special thank you is owed to the Rivera Family for providing the Barbeque food and bouncy house. The next social event will be held on September 16, 2023, for a Movie Night presentation of the Super Mario Bros. movie. The next Social Committee meeting will be held on September 28, 2023.

MATTERS FOR BOARD DECISION

Action 1: Nextera Energy Proposal

The Board agreed to table the discussion on the Nextera Energy proposal at this time.

Action 2: 2024 Budget

Shireen Ambush noted that the Board will receive the first draft of the 2024 Budget by the week's end, so that the Board may meet to discuss and balance the budget before sending the budget out as proposed for owner review and commenting. The budget will be approved at the November 14, 2023, Board Meeting.

Action 3: Clubhouse Solar Panel Discussion

Jonathan Trent-Carlson commented that the Board is looking to install solar panels on the clubhouse roof, with the hope of reducing electricity consumption and costs for the HOA. The Board will await proposals from Abaris for review.

HOMEOWNER FORUM

Michael Brown commented that the July Financial Statement was not posted on the website and requested it be updated as soon as possible. Michael also commented that at least 10 people would have attended this meeting if it was held in the clubhouse, and not on a virtual platform. Michael suggested that the Board return to the scripted format of the Board Meetings and the meetings should not be run by management. Alysha Jackson noted that the board is looking into hybrid meeting equipment to hold a hybrid meeting format for future meetings. Jonathan Trent-Carlson also noted that the previous Board had already attempted to purchase a web camera for meetings to be held in the clubhouse.

Pat Reber commented that any residents who wish to meet for Board meetings in the clubhouse should bring their personal laptops to the clubhouse in order to join the meeting virtually. Alysha Jackson noted that occasional meetings, such as the Annual Meeting and Budget Meetings, could be considered in the future to be held in a hybrid format as they are the most important meetings for the HOA.

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Joe Grassi inquired when the community would resume home inspections. Jonathan Trent-Carlson noted that the Board would discuss this at the budget meeting, as it was previously decided by the Board to determine on a year-to-year basis if the inspections should be built into the budget.

NEXT MEETING – Tuesday, October 10, 2023, at 7:00 pm.

ADJOURNMENT

Alysha Jackson adjourned the Regular Session at 7:36 p.m.

SIGNATURE

DATE