

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON OCTOBER 10, 2023**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on October 10, 2023. The following persons were in attendance:

BOARD OF DIRECTORS

Alysha Jackson, Vice President
Rosie Rivera, President

Don Sickenberger, At Large

OTHERS

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

BOARD MEMBERS ABSENT – Jeremy Lezmer, At Large; Jonathan Trent-Carlson, Treasurer

REGULAR SESSION

CALL TO ORDER

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

HOMEOWNER FORUM

Mike Brown suggested the correction to the meeting agenda to remove “pool/clubhouse” from Committee Reports as there is no committee for the pool/clubhouse. Mike also inquired about the recent reserve expense of \$8,500 and what exactly the expense was for.

MINUTES

Alysha Jackson made a motion to approve the minutes from the September 13, 2023, Board Meeting as distributed. The motion was seconded by Don Sickenberger and carried unanimously.

FINANCIAL REPORT

Jonathan Trent-Carlson was not present at the meeting, but Alysha Jackson, on his behalf, presented the financial report as follows:

Total cash on hand \$2,951,473

As of August 31, the HOA has a year-to-date net income of \$185,963.

Total year-to-date operating expenses \$991,238

Total disbursements \$152,411

Total outstanding delinquencies \$186,851 (current owners of \$173,450 and prior owners of \$13,401)

Delinquency more than 30 days: \$173,181 or 10.98%

Delinquency more than 60 days: \$172,136.70 or 10.92%

Total reserve expenditures year-to-date is \$9,700.

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COMMITTEE REPORTS

Design Review Committee (DRC)

The DRC met virtually to review and approve 14 applications. The next DRC meeting is scheduled for November 15, 2023, in-person at the clubhouse.

Community Garden Committee (CGC)

Rosie Rivera reported that the Garden Committee held a workday on October 7, 2023, to work on the pollinator bank and plant new plantings purchased from Jamel Garden Center. The Garden Committee noted that all garden beds must be cleared by October 31, 2023. Rosie also announced that the Alpha Omega Chapter Sorority has volunteered to assist the Garden Committee with preparing the garden beds for winter. Thank you to all the volunteers!

Social Committee

Rosie noted the Fall Festival was cancelled; however, the Social Committee has two additional events upcoming: Trunk or Treat on October 28, 2023, from 12-2 pm; Halloween Adult Party on October 28, 2023, from 7-11 pm. The next Social Committee meeting will be on November 30, 2023.

MATTERS FOR BOARD DECISION

Action 1: H.I.I.T Fitness Classes

The Board discussed the request from a Non-Resident member to hold H.I.I.T Fitness Classes in the clubhouse gym, and unanimously agreed to deny the request at this time.

Action 2: Clubhouse Furniture

Rosie Rivera highlighted the proposal the Board received from Haverty's Furniture to upgrade the furniture in the clubhouse and presented the sample design presentation prepared by Haverty's Furniture. At this time the Board opened the discussion to all owners present for commenting.

Homeowner Discussion:

Pat Warner expressed her support for the furniture presented, but suggested the Board include more tables for seating since the proposed layout did not provide many seating options.

Mike Brown echoed the comments heard from Pat Warner regarding the need for additional seating, and also suggested the Board include a large table for future Board meetings since the Board had previously agreed to seriously consider in-person meetings.

Board Discussion:

The Board thanked all the owners for their feedback and noted this is not the final layout. The Board obtained the proposal from Haverty's as a starting point to begin the process for purchasing new clubhouse furniture. At this time, the Board agreed to table a decision on the clubhouse furniture.

Action 3: SBC Dog Park Proposal

The Board discussed the proposal received from SBC to top-dress and re-seed the dog park and

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agreed to decline the proposal for \$2,500, at this time, until the drainage issues have been corrected.

Action 4: Astound Cable Installation

Mark Moorman highlighted the ongoing cable installation by Astound Cable throughout the community. All maps for the locations of the cable installation have been received and will be shared with the community for review. Don Sickenberger made a motion to table the approval of the Astound Cable Installation until the Board and Community Residents have a chance to review the map of the locations for installation. The motion was seconded by Alysha Jackson and carried unanimously.

HOMEOWNER FORUM

Tomika Holmes inquired about the delinquency rate recited during the Treasurer’s Report and whether that figure reflected the owners who have not paid their HOA Assessments. Tomika also requested the 8 parking space lines on Glenside Drive be repainted as they are faded and difficult to see when parking.

Mike Brown noted several questions from the meeting last month were not responded to, and he will resend those questions to Abaris via email. Mike also inquired why the Board Treasurer does not approve invoices prior to Abaris processing the invoices for payment.

NEXT MEETING – Tuesday, November 14, 2023, at 7:00 pm.

ADJOURNMENT

Rosie Rivera adjourned the Regular Session at 7:56 p.m.

SIGNATURE

DATE