

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON NOVEMBER 14, 2023**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on November 14, 2023. The following persons were in attendance:

BOARD OF DIRECTORS

Alysha Jackson, Vice President
Rosie Rivera, President
Jeremy Lezmer, At Large

Jonathan Trent-Carlson, Treasurer
Don Sickenberger, At Large

OTHERS

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

REGULAR SESSION

CALL TO ORDER

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

HOMEOWNER FORUM

Dave Kurtik noted his appreciation for the committee members who volunteer to serve the community. Dave also commented that he recently spoke with the Chief Engineer and noted that another Town Hall meeting will be held to brief the neighboring communities on the ongoing sport complex project.

Mike Brown made the following inquiries: where is the Board entertaining the removal of a basketball hoop; what is the status of the previous inquiry to Abaris to integrate with “Strong Room” which allows Board members to approve invoices before payments are made; what is the status of hybrid meeting equipment?

Chunie Bharath inquired about the removal of the basketball hoop and expressed that many residents would be upset if the basketball hoop was removed.

BOARD RESPONSE TO HOMEOWNER FORUM

Shireen Ambush thanked Dave Kurtik for the update on the sports complex and confirmed that Abaris is moving to AVID Exchange, which allows for Board member approval on invoices before payment is processed. The hybrid meeting equipment has been tabled for now, but the Board is still actively researching options for hybrid meeting settings.

Mark Moorman confirmed that the basketball hoop in question is located at the intersection of Heritage Crossing and Warblers Perch Way.

Alysha Jackson confirmed that the Board is actively researching options for hybrid meeting equipment, as well as upgrading the furniture in the clubhouse.

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MINUTES

Jonathan Trent-Carlson made a motion to approve the minutes from the October 10, 2023, Board Meeting as distributed. The motion was seconded Alysha Jackson and carried unanimously.

FINANCIAL REPORT

Jonathan Trent-Carlson the financial report as follows:

Delinquency more than 30 days: \$179,159 or 10.79%

Delinquency more than 60 days: \$160.029 or 10.15%

COMMITTEE REPORTS

Design Review Committee (DRC)

Don Sickenberger reported the DRC met to review and approve 1 application. The next DRC meeting is scheduled for November 15, 2023, in-person at the clubhouse.

Community Garden Committee (CGC)

Jonathan Trent-Carlson noted that the Garden Committee last met on November 11, 2023, to close the garden for the season. Thanks to all Garden Committee members and the members of the Alpha Omega Chapter Sorority to renovate the garden beds. The food bank donations totaled 1,198 lbs. year-to-date. Jonathan noted that the Garden Committee spent funds on landscape enhancements for the pollinator, and commented that weekly updated regarding the Garden Committee can be found on the Tanyard Springs website, Facebook, etc.

Social Committee

Rosie noted that the October Trunk-or-Treat, on October 26, 2023, was huge hit and a great turnout with almost 200 participants. The next adult-event and children's event will be coming soon. The next Social Committee meeting will be held on November 29, 2023.

MATTERS FOR BOARD DECISION

Action 1: Abaris Pool Registration Administration

The Board tabled the discussion on the Abaris Pool Administration until the next meeting.

Action 2: Pickleball Lines

The Board discussed the request to install pickleball lines on the tennis court and agreed to evaluate the request when proposals are received to crack fill and resurface the tennis court. Abaris will obtain proposals for the Board's review for crack filling and resurfacing of the tennis court, as well as the option to install pickleball lines.

Action 3: Tree Replacement at 7721 Gaston Place

The Board discussed the request from the owner of 7721 Gaston Place to replace the tree on their property, and agreed to table this request until the Board has a chance to evaluate the tree in question, in comparison to the proposal received from SBC.

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Action 4: Website Domain

The Board discussed the website domain options provided by Abaris for the hosting of the Tanyard Springs HOA website and requested a meeting with Abaris to understand the difference of each domain option and what the Pros & Cons are for each domain option. The Board would like the new domain to be integrated with Front Steps and the payment portal for owners, as a “one-stop-shop”.

Action 5: Basketball Hoop Removal Request

The Board discussed the request received from a resident to remove the basketball hoop at the intersection of Heritage Crossing and Warblers Perch Way and agreed not to take any action at this time and monitor the area for additional noise complaints.

Action 6: Open Space Solar Project

The Board discussed the request from Arena Renewables to install solar panels and unanimously denied the request.

Action 7: Holiday Decorations

The Board discussed the proposals received for holiday decorations for the entrance clock tower and the clubhouse. Rosie Rivera made a motion to approve the proposal from SBC Landscapes for \$8,880 for the clubhouse and clock tower holiday decorations, with a 3-year leasing agreement. The motion was seconded by Alysha Jackson and carried unanimously.

Action 8: Astound Cable Installation

Mark Moorman confirmed that the map of the different locations for cable installation throughout the community by Astound was shared with all owners for review. Rosie Rivera made a motion to approve the proposal from Astound for the cable installations throughout the community. The motion was seconded by Alysha Jackson and carried unanimously.

Action 9: Anne Arundel County Crimes Report

Alysha Jackson noted that the neighboring community has been working with Anne Arundel County Police Department on reporting local crimes and encouraged residents to report all crimes cited around and within Tanyard Springs. Mark Moorman confirmed that a notice will be posted on Frontsteps highlighting the action plan with Anne Arundel County and the neighboring community.

Action 10: Clubhouse Gym Capacity Limit

The Board discussed the current verbiage displayed in the gym rules from the COVID-19 Pandemic, and whether or not to suspend the capacity limit so that it may be re-enforced if needed. Don Sickenberger made a motion to suspend the gym/clubhouse supplemental rules and regulations. The motion was seconded by Jeremy Lezmer and carried unanimously.

HOMEOWNER FORUM

Mike Brown asked the following questions of the Board: what is the status of the 2024 budget; will the high increase in employee insurance be a recurring trend in 2024; are bonuses budgeted; how can a garden plot be rented to an external group or is the garden bed rented to a resident

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within the HOA and is a part of the external group? Mike also noted that the delinquency rate numbers on the HOA website do not match the numbers reported during the Treasurer’s report earlier this evening.

BOARD RESPONSE TO HOMEOWNER FORUM

Rosie Rivera responded that Abaris and the Board are still working on the draft 2024 budget, and the Board will get back to Abaris ASAP with the final draft of the budget. Rosie apologized for the delay in sharing the budget with the community. Jonathan Trent-Carlson echoed Rosie’s comments and expressed his anticipation to release the budget soon.

NEXT MEETING – Tuesday, December 19, 2023, at 7:00 pm.

ADJOURNMENT

Rosie Rivera adjourned the Regular Session at 7:50 p.m.

SIGNATURE

DATE