

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON FEBRUARY 13, 2024**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on February 13, 2024. The following persons were in attendance:

BOARD OF DIRECTORS

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 7:01 p.m.

BOARD RESIGNATION AND APPOINTMENT

The Board announced the official resignation of Alysha Jackson from the Board of Directors, as of February 12, 2024, due to the recent sale of her home. Rosie Rivera made a motion to appoint Alyssa Shirk to the Board to fill the vacant Board position until its term expiration, effective February 12, 2024. The motion was seconded by Jeremy Lezmer and carried unanimously.

The Board thanked Alysha Jackson for her service on the Board, and to the Tanyard Springs community!

HOMEOWNER FORUM

Dave Kurtik noted his appreciation for the committee members who volunteer to serve the community. Dave also commented on the continual, illegal parking of the elementary school as vehicles park in the middle of the street and block private owner driveways. Dave inquired if the Board will return to in-person meetings.

Mike Brown made the following inquiries: could the Board provide the number of delinquent accounts 30 versus 60 days; what is being done to drive down delinquencies; does the hybrid meeting equipment vote need to be ratified; what stormwater lines are being looked into and are they owned by the HOA; are all features on Vantaca enabled or is the site still in the beta phase; when will Frontsteps become inactive? Mike also commented that the recent snow removal job was done well, but some areas were missed.

BOARD RESPONSE TO HOMEOWNER FORUM

Shireen Ambush responded to the comments raised by homeowners in the order they were presented to the Board. Shireen responded that the Board has exhausted all efforts to contact the elementary school in a neighborly fashion and remarked that towing might be the next course of

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON FEBRUARY 13, 2024

action during business hours, or the HOA could consider hiring a private security patrol to ticket vehicles in violation.

Mark Moorman confirmed that the hybrid meeting equipment has been purchased and is now in the possession of the Board to announce its use to the community.

Shireen Ambush continued her response to the questions raised by Mike Brown and confirmed that every delinquent is followed up every 30 days with the collections attorney and the process is on “auto-pilot” with regards to when accounts are turned over. Shireen confirmed that the Board can ratify the purchase of the Owl hybrid meeting equipment under Abaris’ management spending authority. The Board is meeting with the engineer to discuss the videos captured of the drainage lines and sinkholes throughout the community, and the respective repairs will be completed in order of priority. Shireen confirmed that Abaris will speak with SBC regarding the snow removal at the storm wells. The Vantaca portal is now live and very well received by owners. Shireen noted that it is up to the Board on whether to suspend Frontsteps or utilize Vantaca.

Rosie Rivera confirmed that the Board has tested the Owl hybrid meeting equipment, which works well, and the Board is hopeful to begin using the equipment next month, and maybe every other month for future Board meetings.

Jonathan Trent-Carlson commented on the parking concerns by the elementary school and inquired if the Anne Arundel County Police Department can intervene. Mark Moorman confirmed that the Anne Arundel County Police cannot intervene or enforce parking as the area in question is HOA owned. Alyssa Shirk suggested the Board consider installing a gate that only Tanyard Springs residents can gain access to.

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.

MINUTES

Jonathan Trent-Carlson made a motion to approve the minutes from the December 2023, Special Board Meeting as distributed. The motion was seconded Don Sickenberger and carried with all votes in favor except 1 abstention from Alyssa Shirk.

FINANCIAL REPORT

Jonathan Trent-Carlson the financial report as follows:

This Treasurer’s Report is based on the financial statement issued by Abaris Real Estate Management for the period ending December 31, 2023.

- 1) Total cash on hand \$3,145,285
- 2) As of December 31, the HOA has a year-to-date net income of \$302,456
- 3) Total year-to-date revenue \$1,762,437

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON FEBRUARY 13, 2024**

- 4) Total year-to-date operating expenses \$1,459,981
- 5) Total disbursements \$102,782
- 6) Total outstanding delinquencies \$197,505 (current owners of \$184,354 and prior owners of \$13,151)
- 7) Total outstanding delinquencies rate: 12.53% (478 accounts)
- 8) Delinquency more than 30 days: \$182,811 or 11.59% (314 accounts)
- 9) Delinquency more than 60 days: \$173,820 or 11.02% (227 accounts)
- 10) Total reserve expenditures year-to-date is \$45,245

COMMITTEE REPORTS

Design Review Committee (DRC)

Don Sickenberger reported the DRC met to review and approve 3 applications. The next DRC meeting is scheduled for February 14, 2024, in-person at the clubhouse.

Community Garden Committee (CGC)

Jonathan Trent-Carlson reported that the garden is shut down for the winter, and the garden beds will be prepped for the 2024 season. The garden bed rental agreement for 2024 is ready for the Board's review, and the garden beds have been advertised to the community. Jonathan noted that the committee is actively looking for volunteers. The Board agreed to vote on the garden bed rental agreement during the March Board meeting, after the agreement is reviewed by legal counsel.

Social Committee

Rosie Rivera reported that the next Social Committee meeting will be held on February 28, 2024, at 6 pm. The next Social Committee event will be held on April 7, 2024, and the event will be a community-wide yard sale.

MATTERS FOR BOARD DECISION

Action 1: 2024 Member Splash Renewal

Rosie Rivera made a motion to approve the renewal contract with Member Splash for the 2024 pool season for \$2,000. The motion was seconded by Jeremy Lezmer and carried with all votes in favor, except 1 abstention from Alyssa Shirk.

Action 2: SBC Mulch Reduction Proposal

The Board unanimously agreed to table the proposal from SBC for the reduction and replacement of mulch.

Action 3: SBC Annual Watering and Annual Flowers Proposals

Rosie Rivera made a motion not to accept the Annual Watering proposal from SBC. The motion was seconded by Jeremy Lezmer and carried unanimously.

Don Sickenberger made a motion to approve the proposal for Annual Flowers with the following color selections: Option 2 (purple and white) for Summer, and Option 1 for Fall. The motion was seconded by Jeremy Lezmer and carried unanimously.

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON FEBRUARY 13, 2024**

Action 4: Dead Tree Removal

The Board discussed the proposals received for dead tree removal. Jonathan Trent-Carlson made a motion to accept the low bid from S&P Tree Care for \$9,500. The motion was seconded by Don Sickenberger and carried with all votes in favor, and 1 abstention from Alyssa Shirk.

Action 5: Domain/ Workspace Comparison

The Board discussed and agreed to move forward with shutting down Frontsteps ASAP and begin utilizing the Vantaca owner portal. The Board also agreed to begin utilizing Host Gator as the website domain for the HOA's website. A notice announcing the shut down of Fronsteps, and integration with Vantaca will be sent to all owners.

Action 6: Eagle Boy Scouts Gazebo Donation

The Board discussed the request from the Eagle Boy Scouts to build and donate a gazebo or garden shed to the HOA. Mark Moorman confirmed that the Garden Committee is working on plans for other ideas such as a bench, shade, etc.

Action 7: Sinkhole/ Drainage Video

The Board discussed the video scope of the underground storm water drains and the proposal from CSG Engineering for the engineering oversight fees and to order the video equipment for the drainage survey. Rosie Rivera made a motion to accept the proposal from CSG for the engineering fees and video scope fees at approximately \$20,000. The motion was seconded Jeremy Lezmer and carried with all votes in favor, except 1 abstention from Alyssa Shirk.

Action 8: SBC Snow Map

Don Sickenberger noted that several sidewalks were not cleared after the recent snow event. Mark Moorman confirmed that Anne Arundel County Law requires homeowners to shovel sidewalks owned by the county, which abuts their lot. Don Sickenberger agreed to meet with Mark to go over the areas of concern, to generate a new map for snow removal.

Action 9: Clubhouse HVAC Replacement

The Board agreed to table the proposals received for the replacement of the clubhouse HVAC system until the March Board Meeting.

Action 10: SBC Snow Invoice Approval

The Board discussed the two outstanding invoices from SBC for the snow removal services. Rosie Rivera made a motion to approve both invoices from SBC for snow removal services. The motion was seconded by Jonathan Trent-Carlson and carried with all votes in favor, except 1 abstention from Alyssa Shirk.

HOMEOWNER FORUM

Mike Brown asked the following questions of the Board: does Vantaca have mobile apps for Apple and Android phones; why are invoices approved tonight if this is the responsibility of the Treasurer; is Avid Exchange implemented; what has been paid from the Reserves in 2023; does the Board have full access to the Facebook page? Mike also commented that homeowners can report vehicles in violation if cars are blocking a private driveway.

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON FEBRUARY 13, 2024**

BOARD RESPONSE TO HOMEOWNER FORUM

Rosie Rivera responded that the Board is not aware of who runs the HOA Facebook page.

NEXT MEETING – Tuesday, March 12, 2024, at 7:00 p.m.

ADJOURNMENT

Rosie Rivera adjourned the Regular Session at 8:36 p.m.

SIGNATURE

DATE