

Springmill Lakes at Tamarack Co-Owners Association

Board of Directors' Meeting
Ardsley Management Office
Monday, February 17, 2020

Call to order: President Jim Funk called the meeting to order at 4:11 p.m. Other Board members present: Judy Palmer, Grace Worley, Robert Lowe, Courtenay Weldon, Chuck Rutledge, Jim Funk and Martha Lamkin. Also attending: Sarah Leveridge, Ardsley property manager, and Carolyn Magnes, newsletter editor.

1. **Opening Remarks:** Jim thanked Max for his years of service as the recent Board president and welcomed Chuck and Courtenay to their first Board meeting.
2. **Board Nomination:** Noting that Laurel Moses resigned in December 2019, Bob Lowe and Martha Lamkin presented Barb Banner as a nominee to fill that Board position until the end of 2020. Motion to nominate Barb Banner to the SPLAT Board: Bob 1st, Martha 2nd. Motion passed: 8-0.
3. **Approval of Minutes:** Secretary Grace Worley presented amended minutes from the December 16, 2019 Board Meeting. No corrections or additions were offered. Motion to approve: Judy 1st, Bob 2nd. Motion passed: 8-0
4. **Treasurer's Report:** Treasurer Judy Palmer presented the unaudited year-end financial report and indicated expenses were as expected and overall below budget. She noted that the annual audit has been requested. In January, higher monthly revenue in the amount of \$12,867 was due to several prepaid HOA fees from residents who are vacationing elsewhere. Motion to approve the report: Max 1st, Martha 2nd. Motion passed: 8-0.
5. **Management Report:**

Delinquencies: 8 co-owner accounts are carrying a delinquent balance for a total of \$2,756. The unit at 9308 Spring Forest Drive represents \$1,555 of that balance. A 'late letter' has been sent to that co-owner as well as 9209 Tamarack Drive for \$520.

Balance Sheet: As of 1/31/2020, the SPLAT Balance Sheet indicates assets of \$264,744.91.

Tamarack Asphalt Project: Sarah is securing bids for the repaving of Tamarack Drive from 91st Street to the second intersection beyond the entry circle. Tamarack 17 will share a proration of the cost of this project to occur this summer. Jim directed Sarah to have the potholes on Tamarack patched as soon as weather allows.

2020 Projects: Sarah is sending out RFPs for this year's planned projects-carpentry, painting, mailbox replacement, walkways.

Bob Lowe will notify the co-owners at 9542 Tamarack that the dead tree in back of their unit will be removed.

Corner of Tamarack & Spring Forest: Ken-Cut will return this corner area to grass at a cost of \$500 following the removal of the overgrown hostas.

Pond Mapping Report: The balance of this report from Ponds RX is still pending.

6. **New Business:**

The old cabin and surrounding land by the grassy knoll across from SPLAT's pond is for sale. The boundary between this land and the Nature Preserve is not clearly defined. This needs to be addressed to avoid any issues prior to sale. Bob will investigate the deed information and send to Sarah so it can be determined if a 'staked survey' is recommended.

Jim presented this year's insurance proposal from Nationwide Insurance. It includes an increase of \$703,200 in blanket Building Property coverage for a total of \$35,865,400. The deductible remains \$2,500 all peril per claim and \$10,000 deductible wind & hail. The annual premium is \$56,991, up \$3,300 from last year. Motion to approve this renewal policy: Bob 1st, Courtenay 2nd. Motion passed: 8-0.

Bob Lowe had to leave the meeting at 5:25 p.m.

7. **Committee Reports:**

Architectural Control- None.

Buildings-This is the last year of the six-year paint cycle. Six buildings are scheduled; 18 units total on Tamarack Drive and Spring Forest Drive. The first meeting of 'invited contractors' will be in March. Cornerstone will provide the job specifications.

Grounds-The fence on the west side needs protection. Specifically several trees along the fence need to be removed to prevent future damage to the fence.

Security –None

Hospitality- None

Nature Preserve- None

Nora Community Council-Grace reported a new middle school is being planned at 91st & Washington Blvd where a soccer field currently exists. Washington Township is holding a referendum in May to address funding for this and other projects as well as teachers' pay. Several public meetings have been scheduled.

Jim adjourned the meeting at 5:53 p.m.

Next Board Meeting: Monday, March 16, 2020, 2 p.m.
Jim Funk's Office, Central Insurance Agency
70 E. 91st Street, #200