

# Springmill Lakes at Tamarack Co-Owners Association

Board of Directors' Meeting  
Ardsley Management Office  
Via Conference Call  
Monday, March 16, 2020

Call to order: President Jim Funk called the meeting to order at 2:05 p.m. The other Board member present was Grace Worley. Attending via telephone conference and confirmed by a roll call were: Judy Palmer, Robert Lowe, Courtenay Weldon, Chuck Rutledge, Max Oldham, Barbara Banner and Martha Lamkin. Also attending in the office: Sarah Leveridge, Ardsley property manager.

1. **Approval of Minutes:** Secretary Grace Worley presented minutes from the February 17, 2020 Board Meeting. Max Oldham indicated they needed to be amended to reflect his attendance at that meeting. No other corrections or additions were offered. Motion to approve with the amendment: Bob 1st, Martha 2<sup>nd</sup>. Motion passed: 9-0
2. **Treasurer's Report:** Treasurer Judy Palmer pointed out about 1/3 of 8306-Interior Repairs and 1/2 of 8308-Roof Maintenance budget has already been spent in just two months. She expects these categories to exceed budget which means other budget categories will need to be reduced to offset this in order to balance the budget. She also asked Sarah to research if some of the recent chimney repairs were miscoded to roof maintenance. SPLAT has already spent the 8360-Mailbox Maintenance budget for the year. Since the community is getting new boxes, further repairs will be put on hold unless there is an emergency. We should also survey vent openings in the buildings to see if this is the reason why 8362-Wildlife Control expenses are significantly over budget.

Sarah indicated some expenses in category 8130-Electric Street Lights Lease may have been misapplied to the wrong account and she is researching this. Judy noted in the Reserves budget 9015-Moisture Control expenses are rising too quickly. Max reported the significant water intrusion problems at 9295 Spring Forest have been rectified. Grace asked if the overage in 8030-Legal Fees was due to the additional voting activity to finalize the Declarations & By-Laws for filing. Judy confirmed this. The excess YTD expenditures in 8065-Security Services were due to a bill timing issue. Motion to approve the report: Bob 1<sup>st</sup>, Courtenay 2<sup>nd</sup>. Motion passed: 9-0.

3. **Management Report:** Sarah reported a letter was sent to the co-owners at 9245 Spring Forest Drive to remedy the incorrect installation and style of privacy fence at that unit. This project had not been approved by Architectural Control. She will monitor this remediation.

Sarah provided three bids for the Tamarack asphalt replacement project (ICCS- \$59,561, Harding - \$60,985, Preferred- \$79,897). The Board needs to secure the approval of Tamarack 17 which will share in the cost of this project at 13.86%. Sarah recommended the bid from ICCS where SPLAT's share of the cost would be \$51,306. Courtenay recommended Sarah go back to ICCS to verify and possibly renegotiate the bid in light of significantly dropping oil costs.

It was also suggested that replacement of the driveway at 9376 Spring Forest and driveway repair at 9345 Spring Forest be included in this work order and bids secured from ICCS. Motion to approve ICCS as the vendor on the repaving project: Martha 1<sup>st</sup>, Courtenay 2<sup>nd</sup>.  
Motion passed: 9-0

Cornerstone will work-up RFP carpentry and painting specifications for this year's building maintenance project at a cost of \$850, scheduled on March 26. RAF, our painting contractor, will power wash the applicable buildings prior to Cornerstone's inspection.

Sarah provided bids for the mailbox replacement project which would be without topside plaques in order to reduce cost closer to budget (ICCS-\$8550, HomeSmith-\$9235, Mailbox Solutions-\$7314). The budget is \$6,000. Mailbox Solutions provided a sample box with the address painted on the side as a plaque alternative. Max suggested the motion to approve be tabled until the April Board meeting when all Board members could inspect the provided sample. Motion to table approval: Max 1<sup>st</sup>, Bob 2<sup>nd</sup>. Motion passed: 9-0.

Gutter cleaning bids are still in process.

The property & liability insurance renewal has been processed.

The amended Declarations and By-Laws documents have been signed and will be filed in the coming week.

- 4. Architectural Control:** Bob Lowe presented a request from 9445 Tamarack Drive to implement a landscape plan around the approved and recently built sun room. Details were provided. Motion to approve: Bob 1<sup>st</sup>, Martha 2<sup>nd</sup>. Motion approved: 8-0 with 1 abstention (Max Oldham).

The co-owner at 9440 Tamarack Drive submitted a landscaping plan for the front of the unit where a Bradford Pear tree was recently removed making this a sunny bed instead of a formerly shaded bed. Motion to approve: Bob 1<sup>st</sup>, Max 2<sup>nd</sup>. Motion approved: 8-0 with 1 abstention (Judy Palmer).

- 5. Buildings:** Courtenay reported he received bids from Pella and Renewal by Andersen for replacement windows. Bilt Best is still in business and he will add it to the list. Co-owners are able to get parts for their Bilt Best windows from:

Mark Sirvin, Owner  
Accurate Custom Sash & Mill  
5516 W. 110th St., Suite #1  
Oak Lawn, IL 60453

<http://www accuratesash.com>

mark@accuratesash.com  
(708) 423-0423

He asked that co-owners be reminded in the next newsletter that mulch higher than the bottom course of brick will allow water into the crawl space and/or basement through the weep holes. These weep holes are required by code to allow condensation forming between the brick and

sheathing to escape. An easy way to check is to look at the gas meter. It was set originally to be above grade and if it is buried, the unit is being damaged.

- 6. Nature Preserve:** Martha reported she has the Nature Preserve files and is working on the updating of the governance documents. It was suggested there be a meeting of representatives of the Nature Preserve Board, the SPLAT Board and Tamarack 17 to discuss this update as well as the boundary issues with a neighboring property. Martha will pursue this.
- 7. Hospitality:** Max reported the suggestion that an annual or semi-annual newcomers' open house be reinstated to welcome new co-owners and introduce them to the Board. He will follow-up on this.

Jim moved to adjourn the meeting at 3:25 p.m. Motion to approve: Bob 1<sup>st</sup>; Courtenay 2<sup>nd</sup>. Motion passed: 9-0.

**Next Board Meeting:** Monday, April 20, 2020, 2 p.m.  
Jim Funk's Office  
70 E. 91<sup>st</sup> Street, #200  
Indianapolis, IN