

Springmill Lakes at Tamarack Co-Owners Association

Board of Directors' Meeting
On-line via Zoom
Monday, June 15, 2020

Call to order: President Jim Funk called the meeting to order at 2:06 p.m. Other Board members present: Judy Palmer, Grace Worley, Robert Lowe (arrived at 2:16 p.m.), Courtenay Weldon, Chuck Rutledge, Max Oldham, Barbara Banner and Martha Lamkin. Also attending: Sarah Leveridge, Ardsley property manager, and Carolyn Magnes, newsletter editor.

1. **Approval of Minutes:** Secretary Grace Worley presented minutes from the May 20, 2020 Board Meeting. No corrections or additions were offered. Motion to approve: Courtenay 1st, Barb 2nd. Motion approved: 8-0
2. **Treasurer's Report:** Treasurer Judy Palmer presented the year-to-date financial report and indicated there were no major changes or movements in any categories. She was concerned no billings for lawn mowing had been submitted yet by Ken-Cut and asked Sarah to prod Ken-Cut to submit year-to-date invoices.

There was discussion regarding delinquencies which include fees for three gate openers. Sarah continues to send monthly billings for these including a late fee. A delinquency letter has been sent to 9458 Tamarack for late HOA fees per Sarah. Grace asked Sarah to include a delinquency account aging report to the Board monthly in the future.

Grace also asked if Sarah had discussed with the Ardsley controller moving excess funds from the lower interest-bearing Operating money market account (.25%) to the higher interest-bearing account at Merchant's (1.00%). The Operating money market is currently at a balance of \$171, 792. Sarah indicated a majority of the balance could be moved.

(Bob Lowe joined the meeting at 2:16 p.m.)

Motion to move \$140,000 from the operating money market account to the Merchant's money market fund at this time and to review for such transfers on a quarterly basis: Grace 1st; Bob 2nd. Motion approved: 9-0.

(Judy Palmer left the meeting at 2:21 p.m.)

Motion to approve the Treasurer's report: Bob 1st, Martha 2nd. Motion approved: 8-0.

3. **Management Report:** Sarah will provide a detailed work order report for future Board meetings. She started a work order data base three months ago.

Ardsley has reopened its offices for staff to return. Sarah will now be making regular on-site visits.

(Judy returned to the meeting at 2:27 p.m.)

There was a discussion on methods to remediate the incursion of geese in the neighborhood (lasers, dogs, special fencing on the lake banks). Motion to defer any remediation action this year and research options for a geese suppression plan for 2021: Judy 1st, Martha 2nd. Motion approved: 8-1.

Mailbox replacement is in process and should be completed within the next two weeks.

Sarah proposed a walking meeting in the community with Nancy Snively, Chuck and Bob for later this week to review the tree planting project issues. In addition, Chuck suggested including a review of the pothole situation which needs immediate action.

Judy indicated gutter cleaning is still not complete and a number of units have been skipped. Sarah will follow up again with Ken-Cut. Chuck said he had grounds management issues to include in the 'walk-around' meeting. Sarah suggested the Board may have to consider budgeting more for these lawn and grounds services in 2021 because the least expensive vendor is not always going to provide the expected level of services. Tree removal vendor proposals (BAM, Ken-Cut) will be included in the meeting and pond mapping has been completed, Sarah will bring the information. Walkways and privacy fences will also be reviewed for action.

An engineer reviewed the ICCS proposal to remediate foundation damage at 9247 Spring Lakes and he cut back the scope of work and requested a re-submitted proposal. When received, Sarah will send by email to the Board for review and a decision.

Max asked about the status of the privacy fence in violation at 9245 Spring Forest. The attorney was to have sent an action letter to the co-owner. Sarah will follow-up.

4. **Buildings:** Bob reported lumber is on-site to start carpentry and he will be reviewing all invoices. Barb recommend revisiting the use of Hardie board planks and consideration of less expensive competitor products.
5. **Architectural Control:** No requests pending.
6. **Grounds:** Chuck requested a better communications process for ordering work, reviewing completed work and approving vendor payment.
7. **Nature Preserve:** Martha reported Bernie Pierce will be the incoming President of the Nature Preserve Board and Nancy Snively will be Treasurer. Greg Harker and Don Willing are joining the Board. The By-Laws update is in process and Bob Lowe has reviewed the draft. Dick Kitterman suggested the monthly SPLAT contribution be increased to \$4/mo per unit. Martha has requested a budget be prepared prior to a formal request.

Tamarack 17 does not include any association with the Tamarack Recreational Corporation in its newly updated Declarations. Judy said they need to amend those Declarations to include this association. This topic should be included in future communications with Tamarack 17.

8. **Hospitality:** There was discussion whether a picnic should be held due to COVID-19 distancing recommendations. It was decided a “BYOB and chair” gathering in a blocked street area with some informal entertainment might be more appropriate. No picnic will be held in 2020. Max is planning to hold a new co-owner meeting later this year.
9. **Nora Community Council:** No meeting was held so there was no report.
10. **Insurance:** Updating language to explain requirements in the Declarations and in the co-owner handbook is in process with a goal to present at the July meeting.
11. **Security:** Chuck complimented Bernie Pierce’s successful efforts in recruiting and orienting a full roster of Crime Watch Block Captains. Sarah will keep the Block Captain list for co-owner referral. No general distribution is planned.

12. **New Business:**

- a. There was discussion about what financial information to post on the SPLAT website. Motion to post a notice on the website that SPLAT audits can be requested from the management company. Any prior posting of audits will be removed immediately: Judy 1st, Bob 2nd. Motion approved: 9-0.

In addition, all past newsletters and Board minutes from more than 12 months ago will be removed from the website.

- b. Enforcement of the Declarations rules regarding sign posting is needed. Realty signs continue to be improperly displayed, especially open house signage. Motion to delegate to the President the right to review and approve ‘For Sale’ signs posted in unit windows and open house signs when properly requested by the co-owner. Open house signs only to be displayed on the day of the showing: Grace 1st, Bob 2nd. Motion approved: 9-0.
- c. Nancy Snively on behalf of a community book club requested permission to have a little lending library posted by the lake which will be built and maintained by volunteers. Motion to approve placement of the little lending library by the lake: Bob 1st, Judy 2nd. Motion approved: 9-0.
- d. For clarification, Max is working on language for the new co-owner handbook Rules & Restrictions section and updating the Maintenance Responsibility Checklist that explains all exterior doors maintenance, repair and replacement are the responsibility of the co-owner (front, kitchen, house garage door and, as of 1/1/2021, patio or French doors).
- e. Board members requested that forms be given to new co-owners at closing with which they sign and acknowledge the Architectural Control requirements as well as the need for continuous connection to ADT service. Sarah will refer this to the Closing department.

Jim moved to adjourn the meeting at 4:27 p.m. Motion to approve: Bob 1st; Martha 2nd. Motion passed: 9-0.

Next Board Meeting: Monday, July 20, 2020, 2 p.m., Jim Funk’s Office, 70 E. 91st Street, #200