

# Springmill Lakes at Tamarack Co-Owners Association

Board of Directors' Meeting

On-line via Zoom

Monday, August 17, 2020

Call to order: President Jim Funk called the meeting to order at 2:04 p.m. Other Board members present: Judy Palmer, Grace Worley, Robert Lowe (joined at 2:19), Courtenay Weldon, Chuck Rutledge, Max Oldham, Barbara Banner and Martha Lamkin. Also attending: Sarah Leveridge, Ardsley property manager, and Carolyn Magnes, Director of Communications.

1. **Approval of Minutes:** Secretary Grace Worley presented minutes from the July 20, 2020 Board Meeting. No corrections or additions were offered. It was decided summary reports provided by any committee chairpersons would be included in the website posting of Board minutes and Sarah would attach copies of these reports to the permanent file meeting minutes. Motion to approve the July Board meeting minutes: Martha 1st, Judy 2<sup>nd</sup>. Motion approved: 8-0
2. **Treasurer's Report:** Treasurer Judy Palmer presented the year-to-date financial report and indicated two particular over-budget categories: Nature Preserve (+395) and 8362-Wildlife Control. The Nature Preserve expense was an HOA purchase of rip-rap stone authorized by Jim for installation along the boardwalk. It was excess from a Nature Preserve project. Judy asked the expense be moved to 8355-Lake Shore Maintenance. It was noted Wildlife Control expenses should only be incurred when there are interior damage issues. Sarah said she would analyze the expense detail and report back, but she thinks it is mostly raccoons in attics and crawlspaces.

2021 Budget preparation will begin this month. Sarah and Board members need to get feedback to Judy regarding any full-cycle costs to include, including roof repair costs. There was a discussion of possible roof storm damage. Sarah indicated she has asked Rocklane to report on any roof damage they see when working on chimney repairs.

Motion to approve the Treasurer's report: Courtenay 1<sup>st</sup>, Barb 2<sup>nd</sup>. Motion approved: 8-0.

(Bob Lowe joined the meeting.)

### 3. Old Business:

Carpentry/Painting: Ninety percent of the painting/wood repair project is complete. Bob submitted a written report and there was a spreadsheet of June YTD Building Category expenses. Both are attached to these minutes. Building #2 and #5 proposals are being updated with change orders. ICCS has submitted \$2,500 in change orders. Motion to approve payment of these change orders and payment: Bob 1<sup>st</sup>, Barb 2<sup>nd</sup>. Motion approved: 9-0.

Discussion of windows replacement for 9356 Spring Lakes. Historically the Board has authorized sash replacement only where there is interior water damage occurring and at the time of a unit's repainting. In every other case, the co-owner has been responsible. Courtenay

indicated the cost of sash replacement in this unit was quoted as \$955 by Townsend Glass, but he does not believe any interior damage is occurring and these windows were not part of the current painting cycle. Bob and Courtenay will discuss this with the co-owner.

Tree planting: BAM didn't level and remediate the ground areas where trees were removed before applying seeding in the past week. It is questionable timing to reseed in August rather than later in the fall. No provision is made for watering these areas. Sarah had spoken to someone at BAM today and posed questions regarding the status of this reseeding project and was supposed to get a call-back. None has been received. Sarah apologized for the August seeding. She thought the Board wanted it done right away. Grace indicated arrangement needs to be made for watering of the new grass seed if there is any hope of successful growth.

Meeting with Ken-Cut: Chuck needs to know which Board members want to be involved so Sarah can schedule a Zoom meeting with Ken-Cut. Courtenay, Bob, Jim, Chuck and Judy volunteered. Sarah will set up this meeting soon as well as a pre-meeting or the committee to complete the Board list of issues for discussion. A list of those issues is appended to these minutes. It was also recommended Nancy Snively be invited to participate because of the tree planting project.

Curbs/Asphalt Project: Chuck indicated the following items-

- a. Pot holes are scheduled to be repaired within the week by Apex as previously approved by the Board.
- b. Three drains need to be repaired and sixty feet of Tamarack starting at 91<sup>st</sup> street resurfaced. The cost of both projects is \$22,365.

Motion to approve these two projects to be completed by Apex for \$22,365. These will be charged to 9001-Driveways, Maintenance & Sealing and includes a \$1,000 contingency: Chuck 1<sup>st</sup>, Bob 2<sup>nd</sup>. Motion approved: 9-0.

Quotes for future road projects will be provided to Judy to include in the 2021 budget planning.

Chuck met with Tamarack 17 regarding the road repair projects and there is a signed letter of agreement regarding their involvement. He also asked that Tamarack 17 be added to our newsletter and community email list. He will get a contact list of residents to Carolyn.

Sarah asked how to handle prorata billings between SPLAT and Tamarack 17. Chuck will ask Alan Atlas and get back with Sarah on this.

Mark at Apex recommended SPLAT have the joint areas between the asphalt and curbs be treated 3 times a year with an herbicide otherwise weed growth can damage the road.

Sarah has three bids and one in process for a major reconstruction of the floor support structure at 9247 Spring Lakes. Tim Morris has been involved in assessing this project and will be evaluating bid specifications and pricing. Proposed costs run as high as over \$20,000.

There was a discussion as to whether SPLAT is responsible for this remediation or is it a co-owner's issue? If the existing situation is structurally sound even if installation was not according to industry standards, SPLAT should not be responsible. Many of the community's later built units likely have the same construction situation. Motion to engage Tim Morris to provide guidance as to whether the existing situation is structurally sound or not before any other actions at 9247 Spring Lakes are pursued: Judy 1<sup>st</sup>, Courtenay 2<sup>nd</sup>. Motion approved: 9-0.

Fence at 9245 Spring Forest: Jim asked Sarah about the status of this installation violation. According to Sarah, her conversations with the co-owner are unresolved and she believes further legal action (i.e., a lawsuit) is delayed by COVID-19 restrictions. Judy asked Sarah to clarify this with our attorney then give him 10 days to get this resolved. Also find out our liability if we arrange to have the fence removed.

The updated SPLAT co-owner handbook is ready for distribution. Chuck will email the Block Captains to pick up enough copies from Grace to distribute to their assigned neighbors. Carolyn will post a copy on the website.

4. **Architectural Control:** No report.
5. **Grounds:** Courtenay reported another tree limb over the lake belonging to a neighbor plus the tree behind the Weedman's unit still needs removal.
6. **Security:** Bernie Pierce is investigating security cameras at the gate.
7. **Nature Preserve:** Martha offered recognition to Dick Kitterman as outgoing president and Bernie Pierce as incoming president and Nancy Snively continuing as treasurer. She complimented the dedication of all three. Martha's report to the Board is attached to these minutes.
8. **Hospitality:** No report.
9. **NCC:** No report. NCC Board meetings have been suspended due to COVID-19.
10. **Insurance:** No report.

(Sarah left the meeting at 3:45 p.m.)

#### 11. **New Business:**

Spring Lake Drive from Tamarack will be closed Saturday, August 22, from 6-9 p.m. for a birthday block party for Bernie Pierce. Carolyn will email this notice to all residents.

The Board will discuss the logistics for the SPLAT Annual meeting at the next Board meeting since a physical meeting is not feasible due to COVID-19 restrictions.

Judy asked that the recently passed Nature Preserve By-Laws be sent to her so the provisions can be compatibly integrated into SPLAT's Declaration and By-Laws.

There is still an issue with mail theft occurring when residents put mail out too early.

Motion to adjourn the meeting: Jim 1<sup>st</sup>; Judy 2<sup>nd</sup>. Motion approved: 9-0. Jim adjourned the meeting at 4:09 p.m.

**Next Board Meeting:** Monday, September 21, 2020, 2 p.m.  
Zoom meeting

Reports attached: Nature Preserve  
Ken-Cut Meeting Issues  
Building Report  
Building Expenses Spreadsheet  
Cost Sharing Agreement with Tamarack 17