

# Springmill Lakes at Tamarack Co-Owners Association

Board of Directors' Meeting  
On-line via Zoom  
Monday, November 16, 2020

Call to order: President Jim Funk called the meeting to order at 2:03 p.m. Other Board members present: Judy Palmer (arrived 2:10 p.m.), Grace Worley, Robert Lowe, Courtenay Weldon, Chuck Rutledge (arrived 2:26 p.m.), Max Oldham, Barbara Banner (arrived 2:35 p.m.) 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 October 19, 2020 Board Meeting. No corrections or additions were offered. Motion to approve: Bob 1st, Courtenay 2<sup>nd</sup>. Motion approved: 6-0.
2. **Treasurer's Report:** Treasurer Judy Palmer presented the year-to-date financial report through mid-November and estimates the budget will have an excess of \$100,000 by year-end after expected remaining expenses.

Motion to approve the Treasurer's report: Bob 1<sup>st</sup>, Martha 2<sup>nd</sup>. Motion approved: 7-0.

Judy indicated she would work with Sarah to investigate some overages in Ken-Cut expenses, such as \$2000+ more than budgeted in the mulching category.

### 3. Old Business:

- a. The annual meeting packets were mailed to co-owners on November 13. Grace will begin checking the SPLAT mailbox for returned proxies.
- b. 9245 Spring Forest has agreed to remediate the fence with new fencing using the shadowbox design. Receipt of an acceptably detailed drawing with specifications is still expected. The co-owner's attorney, William Graff, sent an email on 11/6/20 agreeing to the following:

"As discussed, the fence will have the following items

- Shadow box: remove the current design
- Fence will be built at the same or pretty close to the heights of the fence next door (believe it is 6 feet tall)
- Goal is to re-use/continue to use the 4 foot posts. which are placed 8 feet apart
- Lattice work matching the adjoining fence

Again: we are trying to get it as close to the next door neighbors fence as possible."

Motion to approve the newly modified fence design with a detailed drawing to be attached upon receipt to the belatedly submitted Architectural Control form: Grace 1<sup>st</sup>, Courtenay 2<sup>nd</sup>. Motion approved: 7-0.

- c. The follow-up ADT inspection letters have been sent and Sarah will continue to monitor for completion and co-owner compliance.
- d. Pond RX has agreed to a 2021 aeration system installation at the 2020 quoted price of \$11,437.57.
- e. 9549 Tamarack still has \$505 as an outstanding HOA fee balance. Sarah will check to see if we've received the closing documents for the recent sale with the balance cleared.
- f. Sarah provided 3 bids each for sweeping and crack sealing the community streets. Apex stated it is too late in the season to initiate this project. Motion to do street sweeping (Terra Pro: \$950) and crack sealing (Apex: \$9,795) in April or May 2021: Courtenay 1<sup>st</sup>, Bob 2<sup>nd</sup>. Motion approved: 9-0. Note: If Cedar Springs is paved in 2021, the crack sealing cost will be \$750 less per Sarah.
- g. Front buried down spouts continue to be a chronic work order issue. Jim stated the Board needs to come up with a more permanent solution than periodic clearing. Collapsed buried PVC drainage pipes are likely contributing to the clogs. Jim asked Sarah to create a summary of where the down spout problems currently exist so the Board can evaluate in early spring.

#### **4. New Business:**

- a. Co-owner Paul Roland, 9522 Cedar Springs, sent to all in the community a copy of a letter that was addressed to Jim and Grace as Board officers. He was challenging the resale fee assessed when a unit is sold and requested that an amendment eliminating it be presented at the December annual meeting. After consultation with the SPLAT attorney, Jim responded to Mr. Roland the resale fee was voted on and approved by co-owners when the SPLAT Declaration and By-Laws were amended in 2019. At that time, the rationale for the fee was fully explained as necessary to help cover some of the costs to SPLAT for completing inspection-related repairs to facilitate the sale of units. (Year-to-date in 2020, there has been about \$29,000 in these repair costs versus a resale fee revenue of \$6,800.) For these reasons, the Board will not be proposing an amendment at the annual meeting to void the resale fee. Mr. Roland is free to raise the issue during the public forum portion of the meeting.

- b. 9209 Tamarack has a satellite dish in the back yard. The co-owner is wanting to change services and the new vendor requires a letter providing Association approval for the installation. Jim asked if a prior Architectural Control approval for the existing dish is in our records. Because the dish is in an acceptable location, a motion to approve was made. Motion to approve replacement installation of a satellite dish at 9209 Tamarack in the existing location: Courtenay 1<sup>st</sup>, Martha 2<sup>nd</sup>. Motion approved: 9-0.
- c. The Association received a letter from a representative of a neighbor on the eastside of the SPLAT community who plans on developing that property, possibly building 4-5 houses. The developer wishes to tap into the sewer lift station servicing SPLAT because there is no other ready access to city sewer lines. Judy noted that early in SPLAT's history at least one neighbor was allowed to tap into the lift station when it was originally installed. There is a question as to who owns the lift station (SPLAT, the city, Citizen's?). Also, who is responsible for any ongoing maintenance costs? Where are the original site drawings showing all connections? Bob indicated his law firm was initially involved in these matters so he will check with a colleague, Syd Steele, who may have applicable records. In the meantime, Sarah has acknowledged receipt of the request from the developer. She will further respond and indicate the Board is studying the matter, but the developer needs to check with the city regarding who actually owns the lift station.
- d. Carolyn has surveyed the residents about inclusion of their emails on an updated Co-Owner's contact list. She will be publishing and distributing by email/hand delivery both an alphabetical listing and a listing by address.

**5. Architectural Control:** No requests.

**6. Nature Preserve:** Martha reported the Nature Preserve's By-Laws' redraft is in process. The Board will include 4 members from SPLAT and 1 from Tamarack 17. The term 'residents' will be used to designate Nature Preserve users.

A second NP newsletter has been published. Also, as a fundraiser, the Nature Preserve Board is selling holiday note cards using residents' nature photos. A flyer will go out this week.

**7. Management Report:** Sarah noted the work order status report. There are 5 or 6 items being monitored.

The firewall issue has been addressed at 9549 Tamarack. There remains an area by the chimney within the attic showing former moisture that needs to be encapsulated. Then all item on the sale inspection list will have been completed.

Thompson Glass will provide a quote for window glass for 9366 Spring Forest today and then complete the work order.

8. **Buildings:** Bob provided a written report (see attached Addendum).

Motion to adjourn the meeting: Courtenay 1<sup>st</sup>; Chuck 2<sup>nd</sup>. Motion passed: 9-0. Jim adjourned the meeting at 3:55 p.m.

**Next Board Meeting:** Monday, December 21, 2020, 2:00 p.m.  
Zoom Meeting

**Addendum:** Building Report

November 12, 2020

November Building Report-----Weldon and Lowe

- 1) The 2020 building season is now “ officially “ behind us.
- 2) Turning our attention to 2021, the 13 units that will be addressed are:  
9209-9219- 9229 Tamarack ( 3 units)  
9283-9287-9291-9295 Spring Forest ( 4 Units)  
9299-9309-9315 Spring Forest ( 3 Units)  
9321-0329-0337 Spring Forest ( 3 Units)
- 3) It is anticipated that Sarah will contract with Cornerstone Inspection Services to provide a property inspection Report for each of the 4 buildings . The Cornerstone report was prepared this past year in February of 2020. The Building Committee ( Weldon and Lowe) hereby request a conference with Sarah and Cornerstone before the contract is signed. The purpose of that conference is to correct the mistakes that were made in the 2020 report which lead to approximately \$3000 of change orders.