

Springmill Lakes at Tamarack Co-Owners Association

Annual Meeting
Wednesday, December 8, 2021, 7 p.m.
Drury Hotel and via ZOOM
Indianapolis, IN 46260

1. Call to order:

Seventy-seven (77) co-owners attended the meeting--45 in person and 32 by proxy. Seven (7) co-owners attended via Zoom. A quorum was established.

President Jim Funk called the meeting to order at 7:11 p.m. He introduced the other Board members attending: Courtenay Weldon, Judy Palmer, Martha Lamkin, Barb Banner, Steve Cracraft, Bernie Pierce, Jeanette Shallop, and Ron Watson. Also attending: Carolyn Magnes, Director of Communication, and Sarah Leveridge, Ardsley property manager. Jim also thanked Chuck Rutledge who resigned from the board in October.

Jim cited the volunteer efforts of Sid Weedman, "Keeper of the Gate Remotes;" Gene Eddy, "Mr. Lightbulb;" and Carolyn Magnes, SPLAT Communications Director. Jim thanked Bernie Pierce, Martha Lamkin, Nancy Snively, Greg Harker, Dave Wenzel, and Don Willing for their work on the Nature Preserve. He thanked the following 2021 Picnic Volunteers for a delightful summer gathering: Judy Libby, Jan Pierce, Carolyn Magnes, Winnie Goldblatt, and Jeanette Shallop. Jim also thanked the Finance Committee, co-chaired by Judy Palmer and Ron Watson and consisting of Jeff Brown, Norm Newman, Don Willing, and Judy Malarney, for their outstanding work in digesting the Reserve Study and developing creative suggestions for meeting SPLAT's future needs. Jim thanked Bernie Pierce for his leadership of SPLAT's Crime Watch effort and for creating the Nature Preserve newsletter. He thanked all for their service to the community.

Jim introduced and welcomed new co-owners to the community:

Charles and Jane Johnston – 9295 Spring Forest Drive
Ellen Fagan – 9308 Spring Forest Drive
Irwin and Eileen Prince – 9276 Tamarack Drive
Richard and Carol Darlington – 9268 Spring Forest Drive
Deon and Suzanne Deason – 9255 Tamarack Drive
Theresa Spurgeon and Gretchen Vollmer – 9403 Spring Forest Drive
William and Jeni Hilgedag – 9318 Spring Forest Drive

2. Approval of Minutes:

Secretary Martha Lamkin presented the minutes from the December 8, 2020, Annual Meeting. No corrections or additions were offered. Motion to approve the minutes: Bob Lowe 1st; Jeff Brown 2nd. Motion approved by unanimous voice vote.

3. President's State of the SPLAT Community Report:

Jim Funk presented the State of the SPLAT Community Report. In 2021, in addition to normal maintenance and operations, the following was accomplished:

- The reserve fund balance has been increased.
- The planned cycle of building carpentry and painting was completed for 13 units.
- Drainage systems were replaced in more than three areas.
- Pond aeration was completed which will hopefully avoid much more costly cleaning.
- Necessary work for 8 resale units was carefully analyzed for SPLAT responsibility and completed. This work averages \$3,000-\$4,000 for each unit sold.
- The Reserve Study for future needs was completed.

4. Neighboring Development

Steve Cracraft updated the community on key points guiding the board's consideration of the development to the east of SPLAT. Among these are the need to secure future enforcement of issues such as plantings to screen the road and appropriate street drainage by making any grant of easement conditional. The board is seeking to engage an attorney to represent SPLAT. Once an agreement is finalized, it will be submitted to SPLAT owners for approval at a special meeting.

5. Declaration Amendment

Jim explained that amending Section 34 of SPLAT's Declaration of Horizontal Property Regime is the final step in bringing the original Declaration up to date. This process was substantially completed at the Annual Meeting of 2019. Text of Amended Section 34 was provided to all co-owners in materials for the annual meeting as required and appears as Attachment A to these minutes. Ballots and proxy votes cast for approval of Amended Section 34 were: 67 Yes and 5 No.

6. Treasurer’s Report:

Treasurer Judy Palmer reported the following from the 2020 Audited Financial Statement:

	<u>Revenue</u>	<u>Expenses</u>
Operating Fund:	\$481,335	\$454,505
Reserve Fund:	\$ 77,857	\$100, 256
Total, All Funds	\$559,192	\$554,761

Reserve Fund Balance: 1/01/2021: \$303,286

Change in Reserve Fund Balance for 2020: Added \$86,683

Judy Palmer covered the YTD status of the 2021 budget. Expenses in three areas exceeded the budget by more than \$2,000: Drainage, Sold Unit Repairs, and Roof maintenance. Much of this is due to the aging of the community. Still with cost savings in other areas, Judy estimated approximately \$133,391 net income will be added to the Reserve Fund at year-end. This is only an assumption and is likely to change when the audit is received.

Upon Motion and Second to approve the Treasurer’s report, the Motion was approved by unanimous voice vote.

7. Presentation of Reserve Study Findings

Ron Watson, co-chair of the Finance Committee, thanked committee members for their work in analyzing the findings of the 2021 Reserve Study performed by RSI Consultants and developing creative options for the community to consider in addressing future needs. The study reaffirmed the previous 2017 Reserve Study, in general, and added current projections for inflation and major emerging expense areas.

Recommendations of the Finance Committee were shared with more than one-half of SPLAT co-owners in 5 in-home and 2 Zoom meetings to gather resident input. The Board considered this input in creating the following presentation.

8. Approval of 2022 Budget:

Judy presented the 2022 Budget with two alternatives for funding the Reserve Fund.

Option 1 entails SPLAT taking a loan for \$300,000 at no more than 4% interest and payable over 10 years with no balloon payment or prepayment penalty. Debt service and roof repair funds would be kept separate and could only be invaded by majority vote of all co-owners.

Option 2 entails an assessment of \$2,500 from every co-owner, payable by June 30, 2022.

The allocation of expenses is:

Operating:	\$492,464
Reserve Expense Option 1:	\$380,460
Reserve Expense Option 2:	\$344,012
Total Proposed Budget Operating + Option 1:	\$872,924
Total Proposed Budget Operating + Option 2:	\$836,476

The Operating budget includes the following adjustments:

- 4% inflationary increase overall
- Increases for contractual commitments
- Removed significant expenses to be covered by Reserve Budget

Under both Option 1 and Option 2 Reserve Funds will be allocated to the following categories as needed:

- Streets and roads
- Curbs
- Chimneys
- Drainage
- Foundation/structural areas
- Garage door replacement
- Landscape capital maintenance and upgrade
- Walkway/front door replacement.

Upon Motion made and seconded to approve the 2022 Budget, votes were cast by ballot and proxies as follows: Option 1 (loan) was approved by a vote of 45 versus 23 votes for Option 2 (assessment). One vote was for "neither," and one vote was "no."

The Budget approved for 2022 requires monthly HOA dues of \$516.00.

Jim noted the HOA payment book packages may be delayed due to the later date of the annual meeting so all late fees will be waived for January as long as they are received by the end of that month.

9 Election of New Members of Board of Directors:

Jim Funk presented the slate of nominees to the Board of Directors:

Judith Palmer for her second full term

Martha Lamkin for her second term

Ron Watson for his first full term

There were no nominations from the floor. Upon Motion duly made and seconded, the slate was approved by unanimous voice vote and proxies.

10 President's Remarks:

Jim Funk expressed special thanks to Max Oldham and his board colleagues for their outstanding work in producing the 2017 Reserve Study.

11 General Q & A Session:

Jim asked that any questions involving a single unit be addressed directly to Sarah outside of the meeting. He next asked if co-owners had general questions for the good of the order. None were raised.

There being no further business to come before the meeting, Jim Funk adjourned the meeting at 8:16PM

Respectfully submitted,
Martha Lamkin, Secretary
December 8, 2021