

## Springmill Lakes at Tamarack Co-Owners Association

Board of Director's Meeting

April 17, 2023

Katie Betley's condo, 9373 Spring Forest Dr.

**Call to order:** President Courtenay Weldon called the meeting to order at 2:04 pm. Other board members present: Max Oldham, Barb Banner, Bernie Pierce, Jeanette Shallop, Katie Betley, and Jim Funk. Absent: Steve Cracraft and Ron Watson. Other attendees: Dan Courtney, KMC and Carolyn Magnes, Newsletter editor.

### Approval of Minutes:

Motion to approve Minutes of March 20<sup>th</sup> , Board Meeting – Motion Jim, Katie 2<sup>nd</sup> Motion passed 7-0

### Treasurer's Report:

- Balance sheet and loan postings are being reviewed. 2022 audit is getting close to being completed.
  - Motion for approval Jim, 2<sup>nd</sup> Jeanette Passed 7-0

### KMC Management Report:

- Delinquencies improving.
- A meeting with the owner of 9507 Tamarack Dr. will be scheduled to resolve an unapproved arbor installation. Board members attending yet to be scheduled meeting: Courtenay, Max, Barb, Katie and Bernie and Dan Courtney, KMC
- 2023 annual repair and painting contract was awarded to the lowest bidder, Certa Pro
  - Motion Katie, 2<sup>nd</sup> Barb Motion passed 7-0
- 96<sup>th</sup> St. gate requires an updated operating system. The contract was awarded to the lowest bidder, Gatekeeper.
  - Reserve funds will pay for this project. Motion Jim, 2<sup>nd</sup> Jeanette Motion passed 7-0
- The drive crack sealing contract was awarded to the lowest bidder, Harding.
  - Motion Katie, 2<sup>nd</sup> Barb Motion passed 7-0
- Wildlife management will be contacted for immediate action—Dan.
- GT has removed various trees downed due to high winds.
- The Retreat removed a dead tree and repaired the west fence in a timely manner.
- Landscaping at the 91<sup>st</sup> St. circle will need to be removed and saved due to the curb relocation.

### Old Business

- The 2023 edition of the Owner Handbook is complete and printed. Distribution will begin soon.
- Unit Description documents are being upgraded. Barb and Max are coordinating this activity.
- TMK Development specifications are still not available.
- Max remind everyone to submit 2024 budget ideas to him by June 1<sup>st</sup>.

### New Business

- Board member criteria need to be established. Jeanette will report at the May meeting.
- Suggestions for future board member candidates should be forwarded to Jeanette.
- In the case of condos being placed on the market, the Hospitality chair will provide Unit Description information to the seller's sales agent.

**Adjournment:** There being no further business to come before the meeting, President Weldon adjourned the meeting at 3:38 pm

Next board meeting will be on Monday, May 15<sup>th</sup> at Barb Banner's condo, 9327 Spring Lakes Dr.

Respectfully submitted,  
Bernie Pierce, Secretary.