

Springmill Lakes at Tamarack Co-Owners Association

Board of Director's Meeting on
Monday, August 15, 2022
9247 Spring Lakes Dr.

Call to order: President Courtenay Weldon called the meeting to order at 2:00 pm. Other board members present: Jim Funk, Katie Betley, Barb Banner, Bernie Pierce, Steve Cracraft and Sarah Leveridge, Ardsley Management, Carolyn Magnes, Newsletter Editor. Absent: Jeanette Shallop
Arriving Late: Judy Palmer in person and Ron Watson left early.

Approval of Minutes:

Motion to approve Minutes of July 18, 2022 Board Meeting: Jim 1st; Ron 2nd. Motion passed 7-0.

Treasurer's Report:

- Certain budget items are nearing their approved amounts. For example, chimney repairs and drainage repairs are close to hitting their approved amounts. Small budget items, i.e., mailbox repairs, critter control and light maintenance are some accounts topping out.
- 2023 budget preparation has started
- July 31, 2022 Treasurer's-- Motion for approval: Steve 1st, Jim 2nd Motion passed 7-0

Old Business:

- Street repaving project status was discussed. We are looking at two bidders with the assistance of Tim Morris, PE. Final numbers will be reviewed and a winning bidder will be selected. A September start is expected.
 - Sarah was asked to find out if there is any sewer work being planned by Indianapolis.
- Irrigation problems are still being resolved due to the AES contractor cutting a water line on Spring Forest.
- Due to the frequency of plugged downspouts, we are looking into installing gutter guards.
- Common area tree management is being finalized.
- A large oak tree is suffering a disease. An arborist is providing information to save the tree.
- **New Business:**
- Architectural approval:
 - 9376 Spring Forest—window replacement and installation of handrail. Jim 1st. Steve 2nd Approved 7-0
 - 9507 Tamarack—patio addition. – Under review.
- Weeds on a section of Tamarack need to be cut—Sarah will notify Property Pros.
- An inspection of the neighborhood has been completed. Various items were identified, SPLAT responsible and co-owner responsible. A plan to remedy issues is being formulated.

Adjournment: There being no further business to come before the meeting, Chair Weldon adjourned the meeting at 4:25 pm.

Respectfully submitted,
Bernie Pierce, Secretary