

## Springmill Lakes at Tamarack Co-Owners Association

Board of Director's Meeting on  
Monday, September 19, 2022  
9247 Spring Lakes Dr.

**Call to order:** Vice President Jeanette Shallop called the meeting to order at 2:00 pm. Other board members present: Jim Funk, Barb Banner, Bernie Pierce, Ron Watson, and Jeanette Shallop and Sarah Leveridge, Ardsley Management, Carolyn Magnes, Newsletter Editor. Absent: Steve Cracraft, Judy Palmer  
Arriving Late: Katie Betley—2:10 pm., Courtenay Weldon—2:30 pm.

### **Approval of Minutes:**

Motion to approve Minutes of August 15, 2022, Board Meeting and special board meeting held on August 24, 2022— Jim 1<sup>st</sup>; Ron 2<sup>nd</sup>. Motion passed 5-0.

### **Treasurer's Report:**

Grace Worley, Finance Committee Member, gave the financial report. The 2023 monthly fee will be \$537/month as approved by the membership at the 2021 Annual Meeting. The 2023 budget is being worked on. Due to cost inflation, measures will need to be taken to stay within the funds available. Finance Committee asked the Board to identify budget priorities. Motion for approval Jim, 2<sup>nd</sup> Katie. Motion passed 5-0

### **Old Business:**

- Streets and curbs: Based on the results of the special co-owner meeting today at 7 pm the project definition will be completed. Work should begin the week of September 26.
- Gutter/Screens: Courtenay and Bernie will be identifying condos that need gutter screens
- Tree Project: Ongoing study. 2022 budget has funds available.
- Revised Handbook: Pages 4-11 are the primary focus. Once the handbook is published and distributed enforcement needs to be decided by the Board.

### **New Business:**

- Architectural approval:--none currently.
- Feral cats have been neutered and given shots. Cost was \$344 to be reimbursed.
- Frontsteps, an Ardsley Internet program, will be launched for SPLAT use.
- Insurance—we need to consider posting warning signs at the lake i.e., No Swimming.

**Adjournment:** There being no further business to come before the meeting, Chair Weldon adjourned the meeting at 3:15 pm

Respectfully submitted,  
Bernie Pierce, Secretary