

Springmill Lakes at Tamarack Co-Owners Association

Board of Director's Meeting

Monday, July 19, 2021

Call to Order: President Jim Funk called the meeting to order at 2:05.

Board Members present: Barb Banner, Ron Watson, Steve Cracraft, Courtenay Weldon, Jeanette Shallop, Martha Lamkin (zoom), Chuck Rutledge (joined by phone at 2:40). Board member absent: Judy Palmer

Also attending: Sarah Leveridge, Arsdley property manager & Carolyn Magnes, Director of Communications

Approval of Minutes: Motion to approve: 1st Courtenay, 2nd Barb; motion approved 7-0

Treasurer's Report: Ron Watson substituted for Judy Palmer (Treasurer) to report the following notable financial information:

Over budget items:

- Audit expenses
- Security supplies: light bulbs, fixture repair
- Gutter/Drainage repairs

Caution budget items:

- Snow removal - \$300 only remaining
- Mulching - \$1400 remaining
- Roofing – 50% remaining (\$9100)
- Gate repair - \$245 over budget

Reserve Study: Finance Committee having productive meetings with consultant. Considering alternative approaches to funding reserves, e.g., bank loan, assessment, dues increase, etc. Finance Committee meeting on July 29th. Committee will finalize information as soon as possible to review with Board. May require special Board meeting. Committee will plan for resident meeting(s) in the Fall.

Approval of Treasurer's report: 1st Steve, 2nd Courtenay; approved 7-0

OLD BUSINESS:

Building Repairs: J&W Construction bid approved by email vote (passed 9-0) for woodwork repair on 4 buildings for \$40,790.00. Work to begin around August 1st. Sarah will send notice to residents to be sure plantings are trimmed.

Crack Sealing: Apex to complete crack sealing on 7/22 & 7/23 to not interfere with Ken-Cut crew. Rainy weather has delayed this work. Residents will be notified to park off the streets.

Aerator for Lake: Electrical hook-up by AES contractors continues to be pending with no time estimated for completion. Sarah follows-up frequently on this.

Tree Trim/Removal: Trimming and removal of approved list of trees (Sarah, Barb Banner, Nancy Snively prepared) to begin on 7/26 by BAM Tree Service. Email vote approval of \$3990.00 (passed 9-0).

Drain: 9219 Tamarack: ICCS approved to complete drain work (email vote 9-0). Work to be initiated 7/21/21.

Drain: 9257 Spring Forest: garage/foundation leak; ICCS estimate of \$6250.00. Approval: 1st Courtenay, 2nd Barb; 7-0 approved.

Additional drain issues:

- Deason (9255 Tamarack): downspouts draining near master bedroom causing water in crawl space & cupping of hardwood floors; inspection completed AFTER closing; Ardsley is addressing; immediate fix of downspout extension and permanent fix
- Cregar resident – email to Jim – action pending. Sarah is working on this situation with resident and Rocklane.

North Gate repair: parts for repair are expected by end of July. SPLAT HOA insurance company has accepted the claim and made deposit payment for repair. Final payment will be made upon completion of repair less our \$2500.00 deductible. We will then try to subrogate against Liberty Mutual.

Nature Preserve By-Laws: Martha Lamkin and Judy Palmer have sent all changes of Nature Preserve By-Laws to the attorney for review and filing. They will also work on amending Section 34 of SPLAT declarations to be consistent with The Nature Preserve. This change will be voted on at the SPLAT 2021 annual meeting.

NEW BUSINESS:

Architectural Requests: Barb Banner submitted a request for fence replacement at 9542 Tamarack at homeowners expense.

Motion to approve: 1st Barb, 2nd Steve; 7-0 approval

Invisible Fences: Jim Funk will communicate policy.

Policy statement to be communicated: 'Residents with invisible fences are responsible for maintenance and repairs for any damage caused by vendors.'

Reminder of current policy that approval for invisible fences for back yard only.

Motion to approve: 1st Courtenay, 2nd Steve; 7-0 approval

Resident Trees: Study will be done to assess all SPLAT neighborhood trees with the intent to notify residents of unsightly shrubs and trees needing to be trimmed or replaced due to overgrowth.

Geese Removal for 2022: A request by a group of neighbors was made to pursue removal of geese in 2022. A group of lake residents paid \$2000 to a 'geese removal company' this year to relocate the geese since the goose problem had not been solved with the grass spraying by Ken-Cut. Consideration will be made for 2022 budget. The grass spraying method will not be used.

Kretz property: Tree and brush clearing and road preparation is being pursued at the Kretz property to the east of SPLAT. The lift station has been determined to be adequate for additional hook-ups that could accommodate the homes proposed. No permits have been issued nor public hearings posted.

SPLAT summer picnic: Jeanette reminded the Board of the September 12th SPLAT summer picnic. Board members asked to invite neighbors. Jim Funk asked to welcome attendees. Board asked to be reminded and consider the purpose of the gathering. Multiple communications will go to residents inviting them to participate in the SPLAT picnic event: newsletter, postbox invites, email invites and word-of-mouth invites.

Crime Watch: No issues reported. Open north gate appears to NOT be causing any issues. A sign has been posted to help prevent through traffic. The north camera was stolen and Jim authorized Bernie Pierce to replace the camera for a cost of \$93.00.

Reminder about leasing: Jim Funk will remind residents about the restriction for leasing a condo.

August newsletter: Carolyn Magnes reminded Board members to submit any articles or notices to her for the August SPLAT newsletter.

Work-Order Report: not discussed

Motion to adjourn: 1st Courtenay, 2nd Steve; 7-0 approve
Adjourn at 3:23 p.m.

NEXT SPLAT BOARD MEETING: Monday, August 16th

Respectfully submitted,
Jeanette Shallop