

## Springmill Lakes at Tamarack Co-Owners Association

Board of Director's Meeting on  
Tuesday, January 17, 2023  
Courtenay Weldon's condo, 9457 Spring Forest

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

### **Approval of Minutes:**

Motion to approve Minutes of December 19<sup>th</sup>, Board Meeting – Steve 1<sup>st</sup>, Barb 2<sup>nd</sup> Motion passed 8-0

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

- Figures for 2022 are still being finalized.
  - Motion for approval--Jeanette, 2<sup>nd</sup> Jim. Motion passed 8-0
- Delinquencies will be analyzed, and action taken by Dan Courtney.

### **Management Report**

- Northside Window and Gutter Cleaning will clean the gutters on Wednesday, January 18.
- Working with Rocklane to finalize the 2023 roof maintenance plan.
- A property inspection will be scheduled to include GT Services and board members.
- Monthly fee administration is being implemented and should be completed soon.

### **Old Business:**

- Revised Handbook: Revisions to the handbook are close to completion.
- Treeo tree audit is being analyzed to determine the Association's responsibilities.
- Action item from annual meeting regarding the status of the TMK Design construction fence is still being clarified.

### **New Business:**

- Unit Description document will be reviewed and made available for condo sellers and buyers.
  - The unit description document details co-owner responsibilities that are not the associations.
  - Examples: Foundation landscaping and landscaping in the common areas

**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, February 20<sup>th</sup> 2pm, at Jeanette Shallop's condo, 9450 Tamarack Dr.

Respectfully submitted,  
Bernie Pierce, Secretary