

Springmill Lakes at Tamarack Co-Owners Association

Board of Director's Meeting on
Monday March 20, 2023
Max Oldham's condo, 9443 Tamarack 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, Ron Watson, Jeanette Shallop, Katie Betley, Jim Funk and Steve Cracraft via ZOOM, Dan Courtney, KMC and Carolyn Magnes, Newsletter editor.

Approval of Minutes:

Motion to approve Minutes of February 20th , Board Meeting – Max 1st, Barb 2nd Motion passed 9-0

Treasurer's Report:

- The 2022 audit is in progress.
- Budget analysis has started in preparation for the 2024 budget.
- An annual review and update of the Reserve study is recommended.
- Max asked all board members to submit 2024 budget ideas by June 1st.
 - Motion for approval Bernie 2nd Ron Passed 9-0

KMC Management Report:

- Delinquencies improving.
- 9507 Tamarack Dr. patio issue pending
- The Cornerstone inspection for 2023 painting and repair identified windows requiring maintenance. This is a co-owner responsibility. KMC will notify co-owners of the issues and their responsibilities.
- As a means to forecast roof replacement plans, Rocklane will be inspecting roofs replaced in 04, 05 and 06 to determine conditions.
- Drive seal coat quotes are in progress. Three vendors inspected the drives and auxiliary parking locations. Consensus by all three vendors is to not seal coat this year. It is suggested crack sealing be performed. In addition to sealing, vendors recommended to do no asphalt repairs at this time due to necessity and cost.
- Street repaving will begin the week of March 27. First on the list will be curb replacement, then asphalt installation.

Old Business

- The 2023 edition of the Owner Handbook is complete and printed. Distribution we be completed after ADT information is included with each condo address.
- Unit Description documents are being upgraded. Jeanette is coordinating this activity.

New Business

- A common area tree maintenance plan was presented for 2023. Cost is within the budget allocation.
 - Motion-Bernie 2nd Jeanette Passed 9-0
- A common area landscaping plan was presented. This includes re-seeding dead grass and utility box landscaping. Motion—Bernie 2nd Katie Passed 9-0
- GT will perform an irrigation system assessment to determine our long-term strategy.
- 9447 Spring Forest Dr. oak tree will be treated by Bartlett in September.

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, April 17th at Katie Betley's condo, 9373 Spring Forest Dr

Respectfully submitted,
Bernie Pierce, Secretary.