

Springmill Lakes at Tamarack Co-Owners Association

P1-2 a

Board of Director's Meeting

July 24, 2023

Max Oldham's Condo, 9440 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, Katie Betley, Jim Funk, Jeanette Shallop-via ZOOM and Steve Cracraft. Absent: Ron Watson. Other attendees: Dan Courtney, KMC and Carolyn Magnes, Newsletter editor.

Approval of Minutes:

Motion to approve Minutes of the June 12th Board Meeting – Motion-Jim, , Katie 2nd.
Motion passed 8-0

Treasurer's Report:

- The street paving project cost \$458,297.60. Tam 17's share is \$36,950.90. SPLAT funds applied to the project-- \$300,000 loan, \$7,476.55 loan interest accrued and \$106,000 assessment. Resulting in an over budget of \$7,870.70 or 1.7% over the original estimate.
- Several accounts YTD are over budget due to unexpected events. For example, the 96th St gate mechanisms needed to be replaced. The irrigation system required repairs that exceeded the budget.
- Due to "surprise" expenses occurring, there may be a need for Operations and Reserve budget contingency accounts.
- Work continues in preparation for the 2024 budget.
 - Motion for treasurer's approval Steve, 2nd Jim Passed 8 -0
- The 2022 audit report has been issued.
 - Motion for 2022 audit approval. Motion Katie 2nd Jim Passed 8-0

KMC Management Report:

- Delinquencies are up. There appears to be some sort of system issue—Dan will resolve.
- Driveway crack sealing completed June 15
- Certa Pro completed wood repairs and painting—residents were complimentary.
- Trees cleaned up due to storm damage.
- GT completed shrub and ornamental tree trimming—residents pleased.
- As a result of the annual inspection, letters to co-owners have been sent out for their action.
- Frequent emails regarding irrigation problems.

Old Business

- Landscape utility boxes previously approved @ \$3,205 Delay implementation.
 - Motion Max 2nd Steve Passed 6-2
- Tree trimming of common areas previously approved -south lake shore @ \$6,669. Approved
 - Motion Max 2nd Barb Passed 8-0
- Tree trimming of common areas behind condos 9461 to 9521 Tamarack Dr. @ \$4,323. Approved
 - Motion Max 2nd Steve Passed 8-0

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New Business

- Architectural Approval Submissions
 - 9514 Cedar Springs. Landscaping common area around patio. Approved 8-0
 - 9476 Tamarack--- Kitchen remodel. Approved 8-0
 - 9476 Tamarack –metal fence at the rear of the condo. Declined 8-0
 - Previously approval was given for Invisible Fence.
 - 9436 Tamarack – clear and landscape lake bank behind condo, Approved 8-0
 - 9432 Tamarack – install hot tub next to patio—Declined 8-0
 - 9539 Cedar Springs—master bath remodel—Approved 8-0

All approvals must abide by the following: " Co-owners will be fully responsible for maintenance, repairs, and upkeep. Furthermore, it is the co-owner's responsibility and that of the contractor(s) to ensure the renovation project does not impact any structural element of the building including, but not limited to, load-bearing walls and floor joists.

- Walk maintenance – seven walks @ \$2,970. Delay implementation Approved 7-1

Barb will revise the Architectural Approval Submissions form to include origination date, and completion date when dumpsters and other equipment are staged outside. ACC forms need to be submitted at least seven (7) days prior to the monthly board meeting. Action--Barb

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

Next board meeting will be on Monday, August 21 at Steve Cracraft's condo, 9458 Tamarack Dr.

Respectfully submitted,
Bernie Pierce, Secretary.