

Springmill Lakes at Tamarack Co-Owners Association

Board of Director's Meeting

On-line via Zoom

Monday, February 15, 2021

Call to order: President Jim Funk called the meeting to order at 2:05PM. Other board members present: Steve Cracraft, Martha Lamkin, Judy Palmer, Jeanette Shallop, Ron Watson, Courtenay Weldon. Also attending: Sarah Leveridge, Ardsley property manager, and Carolyn Magnes, Director of Communications.

President: Jim announced that Barb Banner had submitted her resignation as Secretary due to personal concerns. A copy of Barb's resignation is attached to these minutes. She will remain on the board and oversee the Architectural Control area. Jim asked for nominations for office as Secretary. Motion nominating Martha Lamkin as Secretary: Judy 1st; Jeanette 2d. Motion approved 7-0.

Jim noted that, due to the change of ownership of Bob Lowe's condominium, Bob resigned from the board. A copy of Bob's resignation is attached. Ron Watson was nominated via email to fill the remainder of Bob's term ending December 31, 2021. Motion nominating Ron Watson to the board: Martha 1st; Judy 2d. Ron's election was approved by email (7-0; 1 not voting). Jim welcomed Ron to the board.

Approval of Minutes: Motion to approve Minutes of 1/18/21: Courtenay 1st; Judy 2d. Motion approved 7-0.

Treasurer's Report: Judy Palmer submitted financial reports for January 2021. The 2020 Year End Reserve contribution will be finalized soon. The 2020 Audit is expected to be on time with a launch at the end of March and produced in April. Motion to approve the Treasurer's report: Courtenay 1st; Steve 2d. Report approved 7-0.

Judy requested that a Financial Committee be appointed to analyze and support findings of the Reserve Study being undertaken this year. Ron Watson volunteered to serve. Judy also asked for suggestions of non-board members who are financially sophisticated to help match financial resources with priority projects.

Old Business:

Sarah Leveridge reported that four ATD inspections remain outstanding. She will send a list to President Funk for further follow up.

The Reserve Study professional has been introduced to relevant information about the SPLAT community. Max Oldham has shared research undertaken during his term as President of the SPLAT Board. A first draft of the Reserve Study should be available by April.

Chuck Rutledge joined the meeting by phone at 2:30.

Regarding geese management, Sarah reported that Flight Control and similar services may not be effective. Geese will just move nearby. Treatment must be reapplied after every grass cutting, and rain washes away the treatment. Therefore, the 4 budgeted treatments may not be enough. Ken Cut will apply the treatment. Directors discussed alternative options, none of which were deemed more cost-effective. Motion to approve Flight Control: Jeanette 1st; Courtenay 2d. Motion approved 8-0.

President Funk reported that, after reviewing proposals from six companies, he recommended the SPLAT insurance be renewed on the March 1 date with Nationwide Insurance Company. The annual cost is \$58,541 which is \$4,400 under the budgeted amount. Blanket insurance was increased by \$700,000 under the inflation factor, and no other changes in coverage occurred. Neighboring condominium communities have also insured with Nationwide. Motion to approve insurance renewal with Nationwide: Courtenay 1st; Ron 2d. Motion approved 8-0.

Martha Lamkin reported that Nature Preserve President Bernie Pierce is sharing the proposed, newly Amended Articles of Incorporation and By Laws for the Nature Preserve (NP) with representatives of T-17. Following final consultations between T-17 and SPLAT President Funk, the documents will be reviewed by SPLAT counsel prior to filing with the Secretary of State. Next, with advice of counsel, Section 34 of the SPLAT Declaration will be amended in time for submission and approval at the 2021 SPLAT Annual Meeting.

New Business:

No Architectural Requests are pending. However, Barb Banner has reported that the community needs a policy to assure that patio seating areas in front of homes are consistent in appearance. Barb will recruit a small group to study the current situation and make a recommendation to the board.

Barb Banner joined the meeting at 3:06.

Sarah reported that carpentry inspections will soon begin. After power washing and inspections, the 2021 repair plan will be created. Sarah will coordinate with Courtenay and Barb to investigate and determine the most cost-effective options to specify in contracting for repairs and painting, including requiring Hardie Plank® by James Hardie with 50-year warranty to be used for repairs (including trim), boards with pre-treated colors, and separate bids for painting and repairs. Bidders are to include Hostettler, RAF, and J & W Construction. Sarah will coordinate with Courtenay and Barb.

Barb reported that owners are beginning to ask for guidance re: window replacement. Pella, Renewal by Anderson, and Atrium are likely to be recommended. Barb and Courtenay will study the issue and propose guidelines for the Board's adoption.

Janette Shallop has agreed to chair hospitality events and requested input re: scheduling the annual neighborhood picnic. Following conversation, the board reached consensus on the September time frame. Jeanette and hospitality colleagues are prepared to welcome new owners.

The Crime Watch group is well-organized under Bernie Pierce's leadership. He shared photos of interlopers in the Nature Preserve with IPD and an IPS resource person who was able to identify and follow up with the individuals.

Work Order Report

Sarah reviewed the work order report through February 11. Repairs are occurring in a timely manner.

Adjournment

There being no further business, President Funk adjourned the meeting at 3:45PM.

Respectfully submitted,

Martha Lamkin

Secretary

Next Board Meeting: March 15 @ 2:00PM via Zoom