

Springmill Lakes at Tamarack Co-Owners Association

Board of Director's Meeting

Via ZOOM

Monday, January 17, 2022

Call to order: President Courtenay Weldon called the meeting to order at 2:02PM. Other board members present: Barbara Banner, Jim Funk, Martha Lamkin, Judy Palmer, Bernie Pierce, Jeanette Shallop, Ron Watson, and Courtenay Weldon. Steve Cracraft joined by phone. Also attending: Carolyn Magnes, Communications; and Sarah Leveridge, Ardsley property manager.

Approval of Minutes: Minutes of the December 20, 2021, meeting were approved as amended. Motion to approve: Judy 1st; Jeanette 2d. Motion approved 9-0.

Treasurer's Report: Judy presented the Treasurer's Report of December 31, 2021, financial statements as mailed. Sarah confirmed that all invoices and payments for 2021 were booked in the December 31, 2021 financial report.

Judy also provided schedules of set asides for debt service and roof repair. Motion to approve: Jim 1st; Steve 2d. Motion approved 9-0.

Old Business

Ongoing operational items were discussed, including fall tree trimming, maintenance and engineering engagements, loan update, and the filing of the Nature Preserve Amended Articles.

The board was briefed on legal aspects related to development of neighboring property. After issues are resolved to the board's satisfaction, co-owners will be briefed and asked to approve the terms.

Steve Cracraft left the meeting at this point.

New Business

There were no Architectural Requests. Courtenay, Bernie, and Ron will work with SPLAT's engineer to assess road conditions. The board reviewed the plans for 2022 Building Repair and Painting which will include inspections of chimneys and roofs.

Courtenay announced that committees will continue to function and encouraged the enlistment of additional co-owners.

The request for tree replacement at 9336 Spring Lake Drive (Eddy) was considered. Motion to deny request: Barb 1st; Judy 2d. Motion denied 8-0.

Adjournment

There being no further business to come before the meeting, Courtenay asked for a motion to adjourn. Motion to adjourn: Jim 1st; Ron 2d. Motion passed: 8-0.

President Weldon declared the meeting adjourned at 4:20PM.

Respectfully submitted,

Martha Lamkin, Secretary

NOTE: The next SPLAT Board meeting will take place

Via Zoom

February 21, 2022