

Springmill Lakes at Tamarack Co-Owners Association

Board of Director's Meeting

On-line via Zoom

Monday, May 17, 2021

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

Approval of Minutes: Motion to approve Minutes of 4/19/21: Courtenay 1st; Judy 2d. Motion approved 9-0.

Treasurer's Report: Judy Palmer reported that there are no unexpected expenses to date. However, she noted that roof repairs are occurring, so it was wise for the budget to have additional funds in this category. Communications are ongoing with the moving company whose truck damaged the security gate. Sarah is getting options for the gate replacement and electrical parts. She will also get written confirmation of the name of the company's insurance carrier. SPLAT needs to have written commitment of responsibility for complete repair. Due to the late, heavy snow, only \$86 remains in the budget for snow removal in 2021.

Judy stated that the audit should be sent to the board soon. Jim, Judy, and Ron have worked to address questions to the auditor. The audit is expected to show a total Reserve Fund of \$303,286.00 as of 12/31/20. This results from the addition of \$86,683 to the Reserve Fund from operations, compared with the addition of \$104,000 in FY 2019 for a total Reserve Fund on 12/31/19 of \$216,603.

The auditor will help the board present SPLAT financials vis-à-vis the Reserve Study projections.

Motion to approve the Treasurer's Report: Courtenay 1st; Jeanette 2d. Motion approved 9-0.

Old Business:

Members of the board met via Zoom on April 29 to review the initial draft Reserve Study with its author and Sarah Leveridge. The group clarified items that SPLAT routinely pays from its annual budget. A second draft will be reviewed on May 21 at 11:00AM.

Judy, Ron, and a few more individuals will constitute a small committee to work on refining priorities for planning and financing future needs. Directors were asked to suggest more names. Once those are received and confirmed, Jim will send out a memo appointing this committee.

Cornerstone has completed its assessment of carpentry work and provided a definition of work that needs to be done on units designated for repair and painting in 2021. Requests for bids to do this work were sent to three companies: J & W Construction 1, LLC; Rocklane; and Wells

Woodworking. Cornerstone used drones to assess chimney caps. Rocklane will confirm these needs by inspecting chimneys on site.

SPLAT would like to use paint which lasts 15 years and costs about 30% more. Sarah reported that the paint warranty is only available on single family homes, and the vendor is willing to talk with the board about the paint's use. This topic should be raised as part of the Reserve Study discussion. Sarah and Courtenay will continue to work on this issue.

Regarding the Nature Preserve, Jim reported that Bernie is seeking T-17 approval of the revised bylaws so that SPLAT can conclude the revision of its Declaration, as planned.

Jim reported that he approved street sweeping costing \$350 each for spring and fall work. Spring sweeping is scheduled for May 20 or, if necessary due to rain, on May 21.

The board reviewed three bids for crack sealing. Sarah will get bids for drain repair and potholes.

The invoice for the aerator has been paid. Aquatic vendors are late this year due to delays by electricians and available electrical parts. The aerator should be operational in the next 10 days. Artificial rock still needs to be laid around the box after all electricity is connected. Ardsley was asked, in the future, to make payment of invoices after service is completed.

Dead trees remain a concern in some common areas. The board asked Sarah to consult with Nancy Snively to determine which trees are still under warranty before Sarah meets with Ken on site. Ken says dogwood trees do not work well on our site. He suggests maple trees, instead.

Judy stated that SPLAT should have a refund for the tree on her property, as well as the charge for labor associated with its planting. She will replace it herself.

The board asked Sarah and Jim to have a serious talk with Ken before summer regarding the amount of mulch used, trees to be replaced and/or planted, and the general level of service. SPLAT needs a good understanding of the quality of service to be provided within the budget limits we set.

The board discussed information regarding gutter guards that was shared by Courtenay. For the next board meeting Courtenay will prepare an estimate of the cost of gutter guards needed to protect gutters most impacted by leaves.

Some residents have asked about apparent drain failures. Some concerns are due to episodes of extremely heavy rain. Generally, drains will handle normal rainfall.

To avoid moisture in crawl spaces, residents should have their sump pumps checked regularly to assure the pumps are working. This is a resident responsibility.

Regarding the potential development of property to the east of SPLAT, Steve Cracraft sent a letter to the company involved indicating that Steve will be representing SPLAT in conversations. Steve sent a second letter via certified mail but has received no answer to date. Steve will soon send a follow up email or certified letter to verify that Mr. Kretz has Steve's information.

Barb Banner reported that no Architectural Review Forms have been submitted for current review.

The driveway at 9376 Spring Forest (Cohen) was repaired but not sealed. Sarah will include this property in the contract for crack sealing.

Request for repair of the windows at 9366 Spring Forest (Fowler) was filed in 2019; however, no sash replacement occurred. Motion to approve \$458 repair: Courtenay 1st; Barb 2d. Motion approved 9-0.

A defective window was installed at 9440 Tamarack (Palmer). Sarah will ask Townsend for a quote to replace this window.

The ADT contract renewal will be coming up for renewal soon. Sarah was asked to estimate the likely cost so that the board can consider whether it wants to ask for bids for this service

Motion to Adjourn: Judy 1st; Jeanette 2d. Motion approved 9-0, and meeting adjourned at 3:45PM.

Respectfully submitted,

Martha Lamkin, Secretary

NOTE: The next SPLAT Board meeting will take place on

Monday, June 21, 2021

at

Central Insurance Associates

70 East 91st Street, Suite 200

Zoom connection will be available for those not wanting to attend in person.