

**Springmill Lakes at Tamarack Co-Owners Association**

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Board of Director's Meeting

November 20, 2023

Courtenay Weldon's condo, 9457 Spring Forest

**Call to order:** President Courtenay Weldon called the meeting to order at 2:05 pm. Other board members present: Barb Banner, Bernie Pierce, Jim Funk (ZOOM), Jeanette Shallop, Ron Watson, Max Oldham, Other attendees: Dan Courtney, KMC. Carolyn Magnes, Newsletter Editor. Absent: Katie Betley, Late –2:15pm Steve Cracraft.

**Approval of Minutes:**

- The October 16<sup>th</sup> minutes were approved. Motion Ron 2<sup>nd</sup> Barb Passed 7-0

**Treasurer's Report:**

- The Operation's budget current forecast shows funds available to implement several year-end projects.
- The Reserve Budget is basically spent for the year. There is no room for Reserve funding until 2024.
- Overall, 2023 budgets are forecasted to be within the budget allowances.
- Final street project cost was presented. A small adjustment was made due to an increase in interest income.
- Motion to accept the Treasurers report, Motion Jeanette 2<sup>nd</sup> Bernie Passed 8-0

**KMC Management Report:**

- Two ACC approvals were approved via an email vote.
  - Darlington—windows
  - Pierce—landscaping
- A meeting with Rocklane is scheduled to review their roof replacement analysis.
- Additional roof bids and analysis will be gathered from several companies to ensure a balanced analysis.
- Need new owner information for 9345 Spring Forest.
- Sales fee administration—research how this fee is administered.
  - Need to add income line for receipt of fees.
- KMC will have the by-laws revised to reflect the increase in the sale fee voted on at the annual meeting.
- New payment booklets have been sent to co-owners.
- 9440 Tamarack drainage issues were reviewed.

**New Business**

- Jeanette led a discussion regarding long term planning, project priorities, succession planning and soliciting volunteers for committees.
- Discussion of these and other topics will be continued in future meetings.
- Board annual feedback to KMC re: their property management work with SPLAT compared to our selection criteria.

**Adjournment:** There being no further business to come before the meeting, President Weldon adjourned the meeting at 3:45 pm

**Next board meeting will be on Monday, December 18<sup>th</sup>, Courtenay Weldon's condo, 9457 Spring Forest.**

Respectfully submitted,  
Bernie Pierce, Secretary.