

Springmill Lakes at Tamarack Co-Owners Association

P1-1

Board of Director's Meeting

October 16, 2023

Ron Watson's condo, 9265 Tamarack Dr.

Call to order: President Courtenay Weldon called the meeting to order at 2:00 pm. Other board members present: Steve Cracraft, Barb Banner, Bernie Pierce, Katie Betley, Jim Funk, Jeanette Shallop, Ron Watson. Other attendees: Dan Courtney, KMC. Absent: Max Oldham

Approval of Minutes:

- The September 18th minutes were approved. Motion Jim 2nd Steve Passed 8-0

Treasurer's Report:

- Ron Watson gave the Treasures report due to Max being absent.
- Ron explained the final numbers of the street replacement project. This report will be presented at the Annual Meeting on October 24th.
- A review of year end funds remaining was presented. Suggested use of the remaining funds was presented. As of this date, both the Operating and Reserve accounts will be within budget.
- Motion to accept the Treasurers report, Motion Jim 2nd Jeanette. Passed 8-0

KMC Management Report:

- Rocklane has completed repairs scheduled for units painted in 2023.
- A meeting was held with GT to explain their proposed 2024 irrigation upgrades. The 2024 budget reflects this plan. Motion Jim 2nd Katie Passed 8-0
- Annual meeting packets have been mailed.
- Board election—four candidates are listed for three openings. Information will be sent to co-owners for their review.

New Business

- A revised window policy was reviewed and approved -- Motion Katie 2nd Barb Passed 8-0
 - The revised policy clarifies responsibilities for refurbishing existing windows and installing new replacement windows.
 - The new policy will be issued soon.
- A detailed privacy fence specification was reviewed and approved.
 - The fence specification provides specific dimensions, style and color for new fences and privacy fences being replaced.
 - The new policy will be issued soon.
 - Motion Steve 2nd Jim Passed 8-0
- Nature Preserve—monthly co-owner support fee is unchanged for 2024. Motion Jim 2nd Steve Passed 8-0
- 96th St. turn blister was explained. The info will be included in the next UPDATER.
- An increase to 0.6% for the sale fee listed in the by-laws was approved.
 - Sale fee will be reviewed annually.
 - This will be presented for approval at the Annual Meeting October 24. Motion Katie 2nd Jeanette Passed 8-0

Adjournment: There being no further business to come before the meeting, President Weldon adjourned the meeting at 3:40 pm

Next board meeting will be on Monday, November 20th, Courtenay Weldon's condo, 9457 Spring Forest.

Respectfully submitted,
Bernie Pierce, Secretary.