

Springmill Lakes at Tamarack Co-Owners Association

Board of Director's Meeting

Via Zoom

Monday, October 18, 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, Jeanette Shallop, Ron Watson, Courtenay Weldon. Also attending: Sarah Leveridge, Ardsley property manager.

Jim announced that as of 7:45AM this morning, Chuck Rutledge resigned from the Board. Acknowledgement of Chuck's service will appear in the next newsletter.

Approval of Minutes: Minutes of the September 20, 2021, meeting were approved as mailed. Motion to approve Minutes of 9/20/21: Courtenay 1st; Jeanette 2d. Motion approved 8-0.

Minutes of the October 12, 2021, meeting were approved as mailed. Motion to approve Minutes of 10/12/2021: Courtenay 1st; Barb 2d. Motion approved 8-0

Treasurer's Report:

Judy indicated that the September 30 financial statements provided by email had no significant changes from the previous month. However, expenses increased in repairs of walkways, drainage, and irrigation systems. Also, there was a double payment of the water bill in September. The financial projection for the remainder of 2021 has been refined to show \$12,000 in savings from operations. The 2021 budget expected expenses of \$509,800. Currently, operational expenses are projected to be approximately \$498,000.

Ron noted that there is a definite water leak with noticeable standing water near the sidewalk at 9268 Spring Forest (Darlington). The fairly new owner may not have noticed it. Caroline and Sarah have reported this several times. Sarah will send someone out to identify the issue. Ken confirmed that it is not caused by the irrigation system.

Motion to approve Treasurer's Report as mailed. Courtenay 1st, Barb 2d. Motion approved 8-0.

Judy reviewed the prerogative of the president to authorize expenditures. After reviewing SPLAT Bylaws, Judy proposed the following policy: In case of emergency, the president may authorize repairs in the community s/he deems appropriate up to \$3,000. Documentation of such expenses must be approved at the next Board meeting. Authorization of necessary repairs not deemed emergencies must be approved by majority board vote via email or virtual meeting. Motion to Approve: Jeanette 1st; Courtenay 2d. Motion approved 8-0.

Judy reported that the Finance Committee will meet on October 19 to refine the presentation to be shared with owners in small group meetings. A draft version will be circulated to the Board. Martha will circulate a revised draft schedule for small group meetings.

The 2022 Budget will be previewed in the Reserve Study report. The Board will share its emphasis on building value through moves to higher quality materials such as paint and Hardie Board. Areas that are causing higher expenses include drainage, gutters, chimneys, and costs upon sales of units. Judy noted that the Finance Committee considered adding more elements as homeowners' responsibilities. One example is walkway repair. The Finance Committee also considered increasing the fee that sellers would pay since the current fee of up to \$1,000 falls far short of HOA costs which averaged \$4,400 per unit in 2021.

Old Business:

Building Update: Sarah reported that the painters started on 10/12. Their work should take 14 days in good weather conditions.

Tree List: Barb and Sarah walked through the neighborhood and documented needs for winter trimming. 9546 Tamarack (Hollett) will be added to the list. Estimates of cost were requested by 10/18 but have not yet arrived. Trimming will likely occur in December or January when labor costs are lower.

Sarah will send written notice to The Retreat, stating that SPLAT will hold The Retreat responsible for any damage to SPLAT property done by limbs overhanging the SPLAT fence at 9546 Tamarack.

Regarding the Kretz development to the east of SPLAT, Steve Cracraft reported that one meeting was held with representatives of SPLAT, Kretz, and Will Kelly, Kretz's counsel. Items not addressed in the meeting or subsequent Kelly letter are: (1) drainage from the new street needs to run to the east and south as advised by an engineer; (2) SPLAT's approval of planting along the boundary line and Kretz's commitment to maintain the buffer for a definite period of time; (3) reciprocal easements in the Nature Preserve. Granting the two requested utility easements will be contingent on these conditions, as well as appropriate compensation.

Additional items to be addressed include independent verification that SPLAT water pressure will not be affected by the requested easement to the water line and appropriate communication or consultation with SPLAT owners.

Courtenay left at this point in the meeting.

A Memorandum of Understanding (MOU) will be drafted to be approved by the Board. Barb and Sarah will recruit Nancy Snively to consult with them re: appropriate plantings for the buffer along the property road.

Gate Repair: Sarah reported that the gates are to be positioned on October 20. Next, operating mechanicals will be installed. The gates should be functional by Monday, October 25, and clickers should work. Sarah will ask Caroline to send a note to residents.

Steve Cracraft left the meeting at this point.

New Business:

Architectural Requests: There were no Architectural Review requests.

Problems with visibility of address numbers are being corrected by the painters. Seven-eight residents will be asked to trim back shrubbery, and the newsletter will reiterate homeowners' responsibilities.

T-17 has asked if SPLAT would consider having a gate at 91st Street. This topic has been addressed in the past. Ongoing concerns include the need for a speaker system so that homeowners could authorize direct access to service people, deliveries, and guests.

Work Order Report:

9255 Tamarack (Deason) – ICCS is preparing an updated estimate which should come soon. The board previously approved \$6,500 and will consider approving the updated proposal by email.

9315 Spring Forest (Fowler) – Completion was certified today.

Other Discussions:

Jeanette asked if the Annual Meeting will be in person or offer virtual hybrid access. Board consensus is to offer a hybrid meeting. Jeanette will ask St. Luke's Methodist Church can host the meeting on December 8.

Motion to Adjourn: Martha 1st, Jeanette 2d. Motion approved 6-0, and meeting adjourned at 3:48PM.

Respectfully submitted,

Martha Lamkin, Secretary

NOTE: The next SPLAT Board meeting will take place on

Monday, November 15, 2021

Location: TBA