

Springmill Lakes at Tamarack Co-Owners Association

Board of Director's Meeting

Via Zoom

Monday, September 20, 2021

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

Approval of Minutes: Minutes of the August 16, 2021, meeting were approved as mailed. Motion to approve Minutes of 8/16/21: Courtenay 1st; Ron 2d. Motion approved 7-0.

Treasurer's Report:

Judy reviewed assumptions underlying the financial projection for the remainder of 2021 which she prepared with the help of Sarah. Judy asked for comments and additional items of which directors were aware. Jim mentioned that a drain spout needs to be rerouted at 9440 Tamarack (Judy Palmer's home). Sarah has two cost estimates. Motion to approve up to \$2,000 for drain/downspout work as decided by Judy, Sarah, and ICCS. Ron 1st, Jeanette 2d. Judy Palmer abstained. Motion approved 6-0.

Judy stated for the record that financial statements for August were emailed by Sarah Leveridge. Motion to approve Treasurer's Report as mailed. Courtenay 1st, Barb 2d. Motion approved 7-0.

Old Business:

Picnic Final Report: Jeanette complimented the Picnic Committee. Judith Libby, Winnie Goldblatt, Jan Pierce, and Carolyn Magnes did a beautiful job. Seventy-eight people attended—the largest attendance ever, thanks to committee members' special calls and Carolyn's outreach to new residents. Thanks to the committee, receipts totaled \$1950.00. Attendees liked the food truck very much, and it provided a great variety of options. Jeanette mailed all bills to Sarah for payment.

Building Update: Woodwork is 95% complete. The walk through at 50% completion found a few minor adjustments. Final review will be rescheduled due to rain today. The dumpster will be removed soon. Painters hope to start the week of 10/4.

Aerator: The aerator is working and is generating bubbles in three areas. Pond RX says the work is complete. Barb will check to assure that fans are working.

Tree List: BAM finished much work on the project list this week except for stump removal and re-seeding. Sarah will do a walk through with Barb by October 6th. They will spray paint to mark trees to be removed. Barb and Sarah will discuss offline the removal of the dead pine tree at 9366 Spring Forest (Fowler's). Work is focused on tree removal now. Future boards will address replacements. Ron observed that the tree removal he witnessed has been excellent

quality on a difficult job. The replacement of dead trees from a previous planting is still scheduled for the Fall. Ken-Cut will handle this following Nancy Snively's list.

Limbs from the neighboring property to the West, The Retreat, may still be overhanging the SPLAT fence behind 9546 Tamarack Drive (Hollett's). We will ask Steve Cracraft's advice to protect SPLAT's interests if damage occurs.

Gate Repair: Sarah reported that the parts are here. We are waiting for the gates to be repaired. Installation is scheduled for the week of October 4-8.

9209 Tamarack (Nicodemus): Engineer's full report has been shared with owners. Tim Morris did not find foundation or joist issues that would be HOA responsibility. ICCS was to meet again with owners re: the slope. The room sits over an original patio, so there is no sub-foundation. Cracks in walls appeared normal for the ages of SPLAT homes. Morris recommended that SPLAT monitor irrigation and downspout locations. Questions may still remain re: drain in front.

Chuck Rutledge joined at approximately 2:45PM.

Fall Pruning: Several residents have asked about the timing and scope of work that was recently done. Sarah has asked Ken-Cut to clarify and follow owners' instructions. Board members suggested that BAM and TREO be asked for bids for future trimming services.

Section 34 Revision: Martha reported that she, Judy, and Steve Cracraft will meet with SPLAT counsel on September 24 to finalize amendments to Section 34 of SPLAT's Declaration. Counsel is also being asked to review the Amended Articles and By Laws of the Nature Preserve before they are filed.

Kretz Development: Jim Funk reported that Mr. Kretz has apparently referred Steve Cracraft's March 2021 letter to his attorney. He seems to have taken this action rather than follow up with Steve. Thus, we will leave further action to Steve to handle this matter.

New Business:

Architectural Requests: There were no Architectural Review requests. Barb reported that Beth Lawn has joined her on extensive walks throughout the north part of the complex. They note that 50% of landscaping is not being maintained properly by homeowners. This includes weeding, mulching, and trimming growth near homes. They are also noting needs for painting of private fences and a/c fences. Barb and Beth plan to complete their survey in the next 1½ weeks. The board expressed appreciation for the many hours Barb and Beth are investing in this important effort. Homeowners will be reminded of their responsibilities in Jim's notes and the newsletter.

Work Order Report:

Two walkways need to be repaired. Both are included in the 2021 Budget Projection.

>9436 Tamarack—Grace Worley. Estimated cost \$3,300. Motion to Approve Repair. Courtenay 1st, Barb 2d. Approved 8-0.

>9536 Cedar Springs—Nancy Snively. Estimated cost \$3,500. Motion to Approve Repair. Jeanette 1st, Courtenay 2d. Motion approved 8-0.

The board noted that the forecast for Walks repair (#8309) is \$6,800.

9255 Tamarack – The work order for original items was closed after downspouts were reconfigured. However, ICCS was supposed to meet with owners again to discuss the slope for drainage. Owners need to insure that sump pumps work. Ron reported that issues in front of the house have not been addressed. An issue with the drain would be HOA responsibility. Sarah will provide an update.

Recycling Glass is leaving broken glass on streets. Sarah will research Republic Services' guidance.

Carolyn left at 3:27PM.

Other Discussions:

Finance Committee Update: Judy reported that the Finance Committee is reviewing an initial draft report. They plan one more meeting. Judy stated that the committee has had very good discussion with multiple points of view. Priorities and options are still being discussed. After the board reviews the committee's recommendations and reaches consensus re: approach, small group meetings will be held in several homes along with Zoom options. Discussion will include needs of the 2022 Operating Budget in addition to funding SPLAT's Reserve Fund for capital projects.

Chuck left at 4:04PM.

The board plans to target December 7 or 8 for the Annual Meeting, either in person or via Zoom, depending on circumstances as the date approaches.

Motion to Adjourn: Jeanette 1st, Courtenay 2d. Motion approved 7-0, and meeting adjourned at 4:11PM.

Respectfully submitted,

Martha Lamkin, Secretary

NOTE: The next SPLAT Board meeting will take place on

Monday, October 18, 2021

Location: TBA