

SPRINGMILL LAKES AT TAMARACK

Board Minutes: August 18, 2025

Meeting called to order by President Bernie Pierce at 2:01.

MEETING ATTENDANCE: Bernie Pierce, President, Katie Betley, Vice President, Kim Essenberg, Treasurer, Jeanette Shallop, Secretary, Jeffrey Brown, Barb Banner, Mark Kaiser, Courtenay Weldon, Steve Cracraft; Dan Courtney, KMC Property Manager; Carolyn Magnes, SPLAT Newsletter Manager.; Judy Palmer (SPLAT resident).

GUEST: Mike Clements, Owner, CinderBox

CHIMNEY BRIEFING: by Mike Clements

- SPLAT residences have fireplace units aging from 35-40 years. Manufacturers indicate life of this type of fireplace unit is 20-30 years. All residences have fireplaces that could potentially be a fire hazard.
- CinderBox is offering all SPLAT residents a free Level 3 chimney inspection to determine condition of every residence's fireplace system.
- SPLAT by-laws indicate that the fireplace system is an appliance owned by the homeowner; the chase is the responsibility of the COA
- Once chimney condition is determined, resident will choose solution:
 - Typical cost approximately \$12,000 - \$13,000
 - Firebox removal/replacement
 - Venting :
 - Wood burning (vertical only)
 - Gas fireplace (horizontal or vertical)
 - Electric fireplace (no venting required)
 - NOTE: external waterproofing lasts approximately 10 years

BOARD MEETING MINUTES: July 21, 2025

APPROVED: 9-0

1ST: Jeffrey Brown

2nd: Mark Kaiser

TREASURER'S REPORT:

APPROVED: 9-0

1st: Courtenay Weldon

2nd: Mark Kaiser

Draft of 2026 Budget at September Board Meeting.

OLD BUSINESS:**CHIMNEY DECISIONS:**

- Chimney notice to be sent to co-owners in the week of August 18th indicating fireplace findings. CinderBox free inspection will be offered for Level 3 inspection and findings documented. Co-owners may prefer to use a different inspection by NFPA certified inspector. An inspection report will be submitted to Dan Courtney, KMC Property Manager.
- APPROVED: 9-0
 - 1st: Jeffrey Brown
 - 2nd: Katie Betley
- Triller property fireplace repair: CinderBox will be contracted for this repair; COA will provide an allowance of up to \$5500 for repairs of the chase. The fireplace is to be a like-for-like replacement.
- APPROVED: 9-0
 - 1st: Steve Cracraft
 - 2nd: Barb Banner
- Cost-sharing policy and notice to be framed by Steve Cracraft and Jeffrey Brown. Chimney expenses born by COA will be covered by the Reserve Fund.

OTHER OLD BUSINESS:

- The previous ACC approval for 9218 Spring Forest Drive patio attachment stands as approved with shingles to match the COA approved new roof shingles).
 - APPROVED: 9-0
 - 1st: Jeffrey Brown
 - 2nd: Steve Cracraft

- Work Orders: 50% drainage issues; 30% critters. There have been much reduced siding issues due to quality repairs/replacements in past few years.
- A few delinquencies for roofing assessment is being addressed by KMC.

NEW BUSINESS:

- Revised SPLAT handbook in progress by year end: Katie & Barb
- Review & recommendation about electronic voting on co-owner topics at special meetings or Annual Meetings – Steve Cracraft
- Review of policy for approval on spending limits above the \$5000 outside the approved budget - Steve Cracraft & Kim Essenberg.

MEETING ADJOURNED @ 3:52.