

# **SPRINGMILL LAKES AT TAMARACK**

May 18, 2026

## **NEXT BOARD MEETING: JUNE 15th**

Meeting called to order by President Katie Betley @ 2:00.

**ATTENDANCE:** Katie Betley, President; Jeff Brown, Vice President; Kim Essenberg, Treasurer; Jeanette Shallop, Secretary; Barb Banner; Mark Kaiser, Eric Gillispie, Steve Cracraft, Andy Bratton, Dan Courtney, KMC Property Manager.

**ABSENT:** Carolyn Magnes.

**GUEST:** Tim Morris, SPLAT Engineering Consultant

Tim Morris briefing:

- Foundations issues: common foundation concerns show up once in a while during resale property inspections and occasionally from current residents. Infrequently a repair required to assure the stability of the building. Tim & KMC will monitor foundation issues to determine if/when they become a large issue.
- Tim will summarize his recommendations for changes to the community governing documents and SPLAT handbook prior to 6/15 for Board consideration.
- Steve Cracraft will write a draft policy regarding process for co-owner guidance to foundation issues.

### **APRIL BOARD MEETING MINUTES:**

APPROVED 9-0

1<sup>ST</sup>: Barb Banner

2<sup>nd</sup>: Mark Kaiser

### **TREASURER'S REPORT:**

APPROVED 9-0

1<sup>st</sup>: Steve Cracraft

2<sup>nd</sup>: Jeff Brown

- The summary of the Reserve Study will again be offered to residents in the May Updater. One resident's questions and comments were very helpful.

### **OLD BUSINESS:**

- Chimney repairs
  - Chimney inspection forms NOT being submitted – KMC will follow up with those co-owners whose information is missing.
  - Brick veneer cleaning and sealing continues.
- Wood fencing has been installed from lift station to 96<sup>th</sup> Street along SPLAT/Rothermel property line. Costs were shared. Fencing is pretreated and will change color during weathering. GT will remove weeds next to fence behind Shutt property. There will be no gate access to Rothermel road from SPLAT property.
- Rothermel landscaping:
  - Rothermel will be installing a 4 foot wrought iron type fencing that will extend from the current stone wall to the retention pond along SPLAT property line. This will be done in the next 3-4 months.
  - Evergreen trees on top of stone wall will be watered. Rothermel will be installing irrigation along this property line in the next 3-4 months.
  - Rothermel will maintain landscaping along SPLAT property line for 3 years at which time SPLAT will take over the maintenance.
- One foot of stone edging next to curb along NEW Rothermel property will be placed and maintained by SPLAT.
  - APPROVED: 9-0
  - 1<sup>st</sup>: Jeff Brown
  - 2<sup>nd</sup>: Mark Kaiser

- Certa-PRO is completing painting projects for 2026.
- Electric vehicle plug-ins are required to be installed by a qualified electrician. Residents with current installations and future installations by residents are to be reported to KMC. This policy will be added to the SPLAT resident handbook.

### **NEW BUSINESS:**

- SPLAT Handbook: Revised version of the SPLAT Handbook will now be posted on the SPLAT website rather than printed. All future updates will be dated with residents alerted.

APPROVED: 9-0

1<sup>ST</sup>: Steve Cracraft

2<sup>nd</sup>: Jeff Brown

- ACC Forms submissions:

ACCEPTED: by consensus:

- Skoogland (9230 Tamarack): landscaping
- Schutt (9435 Tamarack): walnut tree removal
- Bratton (9472 Tamarack): overgrown tree removal
- Reisweg (9538 Tamarack): use of common area parking for 2-3 days

DENIED:

- Marlowe (9229 Tamarack): large exterior wall hanging attached to siding

RESEARCH:

- Bratton: (9272 Tamarack): SPLAT engineer study of potential erosion of bank of pond – resubmit.

- GT to submit a proposal for irrigation to common area in between Tamarack and Spring Forest Drives.

MEETING ADJOURNED AT 3:55.

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