

SPRINGMILL LAKES AT TAMARACK

Board Minutes: June 16, 2025

Meeting called to order @ 2:05 by President Bernie Pierce.

MEETING ATTENDANCE: Bernie Pierce, President, Katie Betley, Vice President, Kim Essenberg, Treasurer, Jeanette Shallop, Secretary, Courtenay Weldon, Jeff Brown, Barb Banner, Dan Courtney (KMC Property Manager), Caroyne Magnes (SPLAT Newsletter Manager).

Absent: Mark Kaiser, Steve Cracraft

BOARD MEETING MINUTES: 5/19/25

Approved: 7-0

- First: Courtenay Weldon



- AR Aging Report
7-16-2025 1056.pdf Second: Jeff Brown

TREASURER'S REPORT: Kim Essenberg

Approved: 7-0

- First: Courtenay Weldon
- Second: Jeff Brown

In the future the Treasurer's report will focus primarily on YTD budget numbers and variances.

The 2024 audit will be completed by July 21st SPLAT Board meeting.

OLD BUSINESS:

Chimneys:

- KMC will draft a **Chimneys** safety policy to be presented to the SPLAT Board at the July 21st Board meeting after consultation with attorney Bellamy. A Chimney policy will be sent to co-owners by August 1st.
- The policy for safety, inspection, and repair will be included in the new owner packet as well as included in the next updated SPLAT Handbook.
- Triller property/chimney repair remedy/bids to be decided by July Board meeting.

Roof Project 2025:

- Rocklane's (the selected roofing contractor) final estimate for the 4 buildings that will be re-roofed is \$290,315, approved and signed. This cost achieves the co-owner requirement of not to exceed \$300,000. The estimate was reviewed by engineer Tim Morris.
- The re-roofing of the 4 buildings will begin in September.

Sales Inspections:

- KMC will capture all expenses that result from pre-sale inspection repairs in a separate accounting line item.
- Typical repairs recently done: crawl space issues, mold, painting touch-ups, drainage, minor roofing issues

New Owner SPLAT policies process:

- KMC will provide information to closing agent to be part of the closing packet: KMC welcome letter; New Owner signature ACC form & requirements.
- KMC will enter new owner information into Caliber system for property manager access.
- Buyer information to SPLAT/KMC process: 7 days at best.

Kretz development:

- Water connection complete; street asphalt repair TBD.
- Dirt/drainage onto SPLAT property unsolved --- added bunting seeding to be done.
- Landscaping timeframe unknown.

NEW BUSINESS:

- ACC approval: 9514 Cedar Springs (awning)
- SPLAT Annual Picnic: Sunday, September 7th
 - More food; more food variety.
- 2026 Board candidates needed to fill 2 open Board seats.
- 5-year common area Landscaping Plan to be developed by Nancy Snively and Bernie Pierce.
- Stairs to pond decking to be repaired: \$750.00.

Board Meeting adjourned at 3:23.