

SPRINGMILL LAKES AT TAMARACK

CO-OWNER ASSOCIATION BOARD MEETING MINUTES

November 17, 2025

Meeting called to order by President Bernie Pierce at 2:00

MEETING ATTENDANCE: Bernie Pierce, President; Katie Betley, Vice President; Kim Essenberg, Treasurer; Jeanette Shallop, Secretary; Courtenay Weldon, Barb Banner, Jeff Brown, Mark Kaiser, Steve Cracraft. Dan Courtney, KMC Property Manager; Carolyn Magnes, SPLAT Newsletter Manager; Eric Gillispie (2026 Board member elect).

BOARD MEETING MINUTES:

Approved as amended: 9-0

1st: Courtenay Weldon

2nd: Mark Mark Kaiser

TREASURER'S REPORT:

- Gutter cleaning in December will be \$2000 over 2025 budget. Spending over 2025 budget limitation approved:

Approved: 9-0

1st: Katie Betley

2nd: Jeff Brown

- Treasurer & Finance Committee will look into earnings/investment options for the reserve accounts per suggestion by co-owner Grace Worley.

Approved: 9-0

1st: Jeff Brown

2nd: Steve Cracraft

- Drainage issue (Funk/Tuttle properties) will be addressed in 2026 using Reserve funds
- 2024 Audit will be posted on website

Treasurer's report approved: 9-0

1st: Steve Cracraft

2nd: Katie Betley

KMC UPDATES:

- Delinquencies: None
- Work Orders completed
 - Critter removal numbers have increased.
- Green Touch will continue to remove leaves through November.
- Rothermel plans for Kretz property:
 - Install or replace 6 foot fencing along SPLAT shared property line. SPLAT will pay \$25000 from 2026 budget to replace fencing on SPLAT portion of the property line.
 - Rothermel has landscaping in the planning stages along their driveway and SPLAT Tamarack Street.
- KMC to send letter to Tuttle property owner about truck parking in driveway policy violation.

OLD BUSINESS:

- Chimneys:
 - Chimney inspections reported: 89 completed, 17 outstanding
 - Chimney / Fireplace policy is being reviewed.
- Annual Meeting summary reviewed.
- Steve Cracraft's 2nd term was approved: 8-0
 - 1st: Courtenay Weldon
 - 2nd: Jeff Brown

NEW BUSINESS:

- Architectural Control Request: 9229 Tamarack Drive (fence must not be visible from the street; once dog is not present, the fence must be removed;

Approval: 9-0

1st: Katie Betley

2nd: Barb Banner

- Board business agenda for December:
 - Chimney Policy
 - Board Policies draft
 - Handbook status update – completion estimated in 1Q
 - ADT contract planning
 - Reserve study update

Next Meeting: December 15th, Bernie Pierce Hosting

Adjourned: 3:46 p.m.