

Springmill Lakes at Tamarack Co-Owners Association

Board of Directors' Meeting
On-line via Zoom (on-line)
Monday, May 18, 2020

Call to order: President Jim Funk called the on-line meeting to order at 2:22 p.m. Other Board members present: Judy Palmer, Grace Worley, Robert Lowe, Courtenay Weldon, Chuck Rutledge, Max Oldham, Barbara Banner and Martha Lamkin. Also attending: Sarah Leveridge, Ardsley property manager, and Carolyn Magnes, newsletter editor.

Jim thanked all of the community members who have volunteered to assist neighbors during the current Covid-19 sequestering which included a recent distribution of cookies to neighbors by this group. Carolyn indicated there are 17 volunteers.

1. **Approval of Minutes:** Secretary Grace Worley presented amended minutes from the April 20, 2019 Board Meeting. Judy indicated she had additional information to add to the minutes regarding the 2019 audit which she would provide as an appendage to the minutes. No corrections or additions were offered for the April minutes. Motion to approve the April minutes with the supplemental information: Bob 1st, Martha 2nd. Motion passed: 9-0
2. **Treasurer's Report:** Treasurer Judy Palmer presented the year-to-date financial report and noted the following specific expense categories:

Operating Budget- Roof Maintenance (category 8308) has incurred \$5,335 YTD against a budget of \$8,000 so it is likely to exceed the year's budget.

Security Services (category 8065) expenses look like they are exceeding budget but it's actually a timing issue in the billing/posting.

Reserve Budget: Moisture Control (category 9015) expenses are \$4,375 YTD with a \$5,000 budget.

Jim noted the usual Work Order summary provided by management will again be made available when Sarah can return to the office full-time. This will help the Board better monitor expense trends.

(Chuck Rutledge dropped from the Zoom call at 2:33 p.m.)

Grace asked about the disparate balances in two of the SPLAT Reserve cash accounts. One is the Mutual of Omaha money market #274893737 which holds \$159,354 earning .27% while the other is the Merchants Bank Savings which holds \$16,336 earning 1%. She suggested any excess in the MOO account that is not needed in the near future for operating expenses be transferred to the Merchant's savings account for the higher interest earnings. Sarah will consult with the Ardsley's controller regarding the recommended minimum balance for the MOO account. Any excess she will transfer to Merchant's savings. Motion to approve Sarah making this transfer of funds to the higher interest-paying account: Courtenay 1st, Judy 2nd. Motion passed: 8-0.

Motion to approve Treasurer's report: Martha 1st, Bob 2nd. Motion passed: 8-0.

3. Management Report:

Mailboxes: Sarah referenced the photos of proposed mailbox designs sent to the Board prior to the meeting and the pricing (Mailbox Solutions: \$6,600). The new boxes will be installed at all units with the address on the outside of all boxes except the center box of any 3-gang configuration. Each box will have the unit number painted on the front of the box. There is a two-year warranty on materials and labor. Jim indicated it would be in keeping with the improved appearances to also paint the posts holding the mailboxes in a similar weather-proof paint. The number of actual posts is not known, but estimated at 50% of the number of boxes, Sarah indicated the cost of painting would be approximately \$1,590.

(Chuck returned to the meeting at 2:40 p.m.)

Motion to approve the purchase of 106 mailboxes with letter painting style in photo IMG.1529.jpg and the painting of all posts for a cost of \$6,600+\$1,590=\$8,190: Martha 1st; Courtenay 2nd. Motion passed: 9-0.

Gutter cleaning: Sarah reported communications with Ken-Cut regarding the start of the gutter cleaning have been confused. She asked Ken-Cut to talk to her when scheduling work so the timing would be opportune for gathering the most tree debris. The job was started on Saturday, May 16 without notice. According to some owners gutters were being skipped and downspouts were not being cleared. Chuck suggested Ken-Cut provide a written outline of cleaning specifications so all understood what was expected in a gutter cleaning. Sarah and Jim will speak to Ken about the miscommunications, scheduling plans and scope of work.

Tree planting: The project started Friday, May 15. There have been communication issues. Ken-Cut was to coordinate with Nancy Snively, project coordinator, regarding the tree selection and planting criteria. However, there

have been tree selection substitutions by Ken-Cut without Nancy's approval for the change in species. This subject will be added to the planned meeting with Sarah, Jim and Ken.

Irrigation: As of Friday, May 15, Ken-Cut is in the process of identifying maintenance issues in the community's system.

Sarah reported the lien for unpaid HOA fees (\$1,445) on 9308 Spring Forest Drive has not yet been filed, but is in process.

The owner of 9245 Spring Forest contacted Sarah regarding modification on the HOA request she remove her unapproved and non-compliant patio fence (requirement: shadow box fencing). Sarah indicated to her she could submit her proposal (removal of upper lattice work, but retention of the flat fence), although the style is still non-compliant, but the owner needed to do this by the May Board meeting. The owner did not provide any formal proposal for modification. Because she did not submit an Architectural Control approval form for this work before the fence was installed and because the existing replacement fence can't be made compliant with the community standard for fencing, the Board deems removal of the fence is required. Sarah was directed to refer this matter to SPLAT's attorney, Thrasher, Buschmann & Voelkel, for legal resolution as was approved in the April Board meeting.

- 4. Architectural Control:** Bob announced that Barb Banner will now serve as co-chair of the Architectural Control committee. Barb presented the following AC requests:

9265 Tamarack- The co-owners request to remove an existing tree in their landscaping at the garage's corner and replace it with an appropriate ornamental tree. They are in consultation with Nancy Snively. Motion to approve the tree replacement request: Barb 1st, Bob 2nd. Motion passed: 9-0.

9417 Spring Forest- The co-owners want to redo and refresh all of the existing landscaping at their unit which would include the removal of one tree and installation of some stepping stones in an eroding area. Some of the project will invade common area. The Board has a policy of not approving any owner projects in or extensions into common areas. After discussion, the request was tabled so Barb could discuss with the co-owners the issues regarding common areas and to secure details for the actual landscaping plan. Photos of the area being considered would also be appreciated.

9355 Spring Forest- The co-owners plan to refresh the existing landscape bed with replacement plants between the unit's sidewalk and the garage. There will

be no change in the footprint. Motion to approve the landscaping request: Barb 1st, Bob 2nd. Motion passed: 9-0.

5. **Buildings:** Bob reported three carpentry bids for this year's painting and wood repair project for six buildings. They were as follows: ICCS-\$69,000, J&W-\$70,325 and Home Smith-\$156,500. Wells Wood bid \$5,580 for repairing the windows portion of the carpentry. Rejecting the Home Smith bid, the committee recommends awarding the following contracts:

ICCS- Buildings 2,5,6 for \$37,500

J&W- Buildings 1,3,5 for \$31,820

Wells- Windows for \$5,580

With the cost of painting by RAF awarded at \$35,840, the total project cost (without the cost of replacement windows) will be \$110,740 against a budget of \$117,000. Bob and Courtenay will work with the contractors to monitor any change order situations.

There are two windows in the project that will have to be replaced by the HOA, but the cost is unknown at this time. Also, there was a discussion regarding two patio doors that need replacing, but these will be the co-owner's responsibility because they were custom installations.

Motion to approve these contracts as submitted: Bob 1st, Barb 2nd. Motion passed: 9-0.

6. **Grounds:** Chuck updated the Board regarding the Roads project. He, Max and Bernie Pierce have completed a detailed history of past road work in the community. Assessing the pavement work done in 2009, it was determined SPLAT did not enjoy the typical 15-year life expectancy of this work due to a subsurface drainage issue that can't be resolved. Therefore, SPLAT should expect future paving projects to have compromised viability durations. The committee is dividing future projects into a three-year work phase from 2020 through 2022, ranking each project by urgency and budget. To develop a scope of work to secure RFP bids, they plan to consult with Preferred, ICCS and Indy Curb Appeal. Ongoing communications with Tamarack 17 during this process is important to securing their cost-sharing cooperation and understanding of the projects as they impact their community.
7. **Security:** Bernie Pierce has set a Block Captains' meeting for May 20 at 6 p.m. He has recruited for all positions. The new assignments and list of Block Captains will be published after this meeting.

- 8. Nature Preserve:** Dick Kitterman and Bob Lowe reviewed the Nature Preserve's current governing documents for update. These have now been given to Judy Palmer and Martha Lamkin for finalizing and clarification around the original structure involving two classes of membership. When completed, the SPLAT Declarations & By-Laws Article 34 will be updated to comply with the revised Preserve's membership regulations. The Nature Preserve Board was encouraged to involve Tamarack 17 in collaboration and finalization of the updating governing documents.
- 9. Hospitality:** Judith Libby and Max Oldham delivered three new co-owner Welcome Baskets which included a copy of the co-owner's manual and other co-owner information. These were given to: 9263 Spring Forest, 9283 Spring Forest and 9546 Tamarack Drive. The New Co-Owner orientation meeting has been postponed indefinitely due to the Covid-19 social distancing requirements.
- 10. Nora Community Council:** There have been no public NCC board meetings due to Covid-19 social distancing. Grace updated the Board regarding recent city decisions involving the development of the northeast corner of Haverstick Road and E. 86th Street close to the Keystone Crossing intersection. At this time planned retail/office development has been shelved due to lack of appropriate governmental approval and neighborhood protests. This project had the acquiescence of the Nora Community Council.

11. Insurance: No report.

Jim announced the committee updating the co-owners' manual would hold a Zoom meeting Wednesday, May 20 at 3 p.m.

Sarah will follow up to get bids to remove dead trees from behind units at 9542 Tamarack and 9457 Spring Forest.

Carolyn asked that she be provided with the finalized SPLAT Declarations and By-Laws and a copy of the 2019 Audit when available so she could post on the SPLAT website. Per Sarah, these documents should be posted as private and not public information. Carolyn will investigate the method for doing this.

Jim moved to adjourn the meeting at 4:47 p.m. Motion to approve: Courtenay1st; Bob 2nd. Motion passed: 9-0.

Next Board Meeting: Monday, June 15, 2020, 2 p.m.
Location-TBA