

## **Springmill Lakes at Tamarack Co-Owners Association**

Special Board of Director's Meeting

On-line via Zoom

Monday, April 12, 2021

**Call to order:** President Jim Funk called the meeting to order at 2:03PM. Other board members present: Barbara Banner, Steve Cracraft, Martha Lamkin, Judy Palmer, Jeanette Shallop, Ron Watson, Courtenay Weldon. Also attending: Bernie Pierce and Greg Harker, Nature Preserve Board; Sarah Leveridge, Ardsley property manager.

**Purpose of meeting:** To discuss legal issues and potential impacts on SPLAT resulting from proposed neighborhood development to the east.

Following discussion, the following conclusions were reached:

1. Steve Cracraft will represent the interests of both SPLAT and the Nature Preserve as we go forward. He will also take the lead in any communications with the developer.
2. Steve will seek information from the city and title insurance to confirm the zoning of the property and recorded easements. He will also monitor issues concerning IDEM and the DNR as the plans progress for the development.
3. After reviewing available surveys, Steve will draft a letter to the developer (1) to confirm trees standing outside of SPLAT boundaries and potentially imperiling SPLAT property at 9535 Cedar Springs and (2) to give notice of the developer's responsibility for their removal.
4. It was agreed that SPLAT will not allow access to its lake for the purpose of feeding any ponds the developer may construct on his land.
5. Jim Funk will convene additional board meetings if necessary.
6. Jim will continue to communicate with SPLAT residents after board meetings and as additional developments occur. Co-owners more directly affected by the development will be kept up to date.

Additional topics of drainage issues, invasive ground cover, and honeysuckle removal will be addressed at the regular board meeting on April 19, 2021.

### **Adjournment**

There being no further business, President Funk adjourned the meeting at 4:15PM.

Respectfully submitted,

Martha Lamkin

Secretary

**Next Board Meeting:** April 19 @ 2:00PM via Zoom