

# SPRINGMILL LAKES at TAMARACK CO-OWNERS ASSOCIATION

Board of Directors Meeting  
Monday, January 18, 2021 (via Zoom)

Call to order: President, Jim Funk @ 2:05

**Board members present:** Judy Palmer, Robert Lowe, Courtenay Weldon, Chuck Rutledge, Martha Lamkin, Jeanette Shallop; Absent: Barbara Banner, Steve Cracraft

**Director of Communications:** Carolyn Magnes

**Ardsley Property Management:** Sarah Leveridge

*Jim noted that Barb had a conflict due to a necessary appointment. Jeanette volunteered to take minutes of this meeting.*

Approval of Minutes of 12/21/20 meeting:

*Motion to approve:*

*1<sup>st</sup>: Bob Lowe*

*2<sup>nd</sup>: Martha Lamkin*

*6-0-0*

Treasurer's Report: Judy Palmer

- Final balance amount that will be placed in the Reserve Fund will not be finalized until audit is completed (late March/early April).
- Final calculation must be done manually due to HOA works on a cash basis and auditor uses an accrual system
- Current Reserve Fund + 2020 residual will likely be less than \$300,000
- Final information on 2020 budget and Reserve balance will be communicated to SPLAT co-owners following the audit and manual calculation.

*Motion to Approve:*

*1<sup>st</sup>: Bob Lowe*

*2<sup>nd</sup>: Martha Lamkin*

*6-0-0*

Old Business:

1. ADT inspections:
  - 5 units remain not inspected
  - Sarah Leveridge has called or emailed on 1/18/21 with no response yet
  - Sarah Leveridge will continue to attempt to contact and schedule
  - Jim will also call those who have not been inspected noting importance regarding our insurance program

2. Reserve Study to be completed by 4/30/20
  - Reserve Study Process as outlined by Sarah Leveridge
    - RSI (Eric Roberts) and Ardsley (Sarah Leveridge) will conduct study with completion in 60-90 days (by April 15). Contract has been signed for this study.
    - All HOA information files will be collected and analyzed (history, building data, work reports, past history of building materials, grounds/landscaping history)
    - Site visit by RCI / Ardsley
    - Completed 2020 audit will be helpful to this study
  - Reserve study Board committee to be formed
  - Sample of similar Reserve Studies provided to the Board by Sarah Leveridge by 1/22/21.

### NEW BUSINESS:

1. Geese Management
  - Ken-Cut & Ardsley are recommending the use of Flight Control product to discourage geese from nesting around the lake:
    - Application every 3-4 weeks (\$110 each time = approximately \$440 budget expenditure). Chemical sprayed on grass upsets grass-eaters digestive systems discouraging geese from eating sprayed grass and therefore discouraging nesting of geese.
    - Does not harm pets, wildlife, ducks, swans, birds (only grass-eating geese)
    - Home owners would be notified to keep pets off treated grass for 2 hours
    - Product information to be provided by Sarah Leveridge to Board members on 1/18/21.
    - Judy Palmer will check with IN DNR for their opinion on Flight Control.

*Motion to Approve spraying Flight Control pending IN DNR information and further study of Flight Control product:*

*1<sup>st</sup>: Courtenay Weldon*

*2<sup>nd</sup>: Bob Lowe*

*6-0-1 (Judy Palmer)*

2. Confirmed completion of all Architecture Control requirements for 9321 Spring Lakes Drive (Joyce Peterson) window request which was submitted early November 2020.
3. Insurance Renewal – Jim Funk
  - 3 firms have been asked to submit proposals for insurance due prior to the February SPLAT Board Meeting on 2/15/21

#### 4. Carpentry Inspection

- 2021: 4 buildings / 13 units planned for building repairs using the following sequence:
  - Powerwashing
  - Inspection & work orders by Cornerstone
  - Repairs by \_\_\_\_\_ (3 bids)
  - Painting by \_\_\_\_\_ (3 bids)
- Pre-meeting with Cornerstone to set expectations (Bob Lowe, Courtenay Weldon, Barb Banner, Sarah Leveridge) prior to the 'season'.
- Monitoring by Sarah Leveridge during all stages of work
- Carolyn Magnes asked for dates when this information could be published. It was determined that this information would be published approximately April.
- Courtney Weldon recommended that a move to using Hardy Plank (40-50 year life) to completely replace current siding might be one benefit to co-owners when considering a SPLATE HOA fee increase.

#### OTHER MATTERS/ITEMS:

- Nature Preserve:
  - By-laws to be reviewed by attorneys and completed by 2/15/21 (Martha Lamkin, Bernie Pierce, Jim Funk)
  - Several incidents of minor vandalism by teens has been reported to IMPD and nearby apartment offices. No other action proposed.
- Work Order Report:
  - Questions to Sarah Leveridge about readability of the report. No action.
- Lowe condo ownership question
  - Closing on 2/4/21 --- no conclusion yet on ownership structure
- Lift station / property development contiguous to Tamarack Drive
  - No request or contact has been made about the ownership of the lift station.
  - Jim Funk is monitoring situation through business/friend relationships
- SPLAT newsletter
  - Carolyn Magnes has requested any news items for the February SPLAT newsletter to be given to her by February 1<sup>st</sup>.

#### ADJOURN MEETING: 3:30

*1<sup>st</sup>: Bob Lowe*

*2<sup>nd</sup>: Judy Palmer*

NEXT BOARD MEETING: 2/15/21, 2:00 p.m. via Zoom call