

**SPRINGMILL LAKES AT TAMARACK
COA BOARD MINUTES**

October 14,2024

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

MEETING ATTENDANCE: Bernie Pierce, Barb Banner, Jeff Brown, Max Oldham, Courtenay Weldon, Jeanette Shallop, Steve Cracraft, Ron Watson, Carolyn Magnes (SPLAT newsletter manager), Dan Courtney (KMC property manager). Absent: Katie Betley

MEETING MINUTES OF 9/16/24

- Approved 8-0
- 1st: Steve Cracraft
- 2nd: Ron Watson

SPECIAL INSURANCE / ROOFING MEETING MINUTES OF 10/1/24:

- Approved 8-0
- 1st: Jeff Brown
- 2nd: Max Oldham

TREASURER'S REPORT: Max Oldham

- Budget status forecast for year-end shows all expenses and projects will be within 2024 budgeted plan.
- Rebuilding of the pond boardwalk will use 2024 funds.
- Board is working with KMC to assure that monies are invested effectively.
- Proposed 2025 budget approved to be reviewed and approved at the 11/7 SPLAT COA annual meeting.
- MOTION: Approve Treasurers report
 - o Approved: 8-0
 - o 1st: Courtenay Weldon
 - o 2nd: Steve Cracraft

KMC REPORT: Dan Courtney

- No delinquencies
- Aligning KMC accounting reports with SPLAT requirements
- Walk/apron repairs to begin week of 10/14

- GT leaf removal during October & November
- Gutter cleaning in early December
- Irrigation shut down by end of October. Repairs & upgrades to irrigation is 80% completed with the remainder planned for 2025.

OLD BUSINESS:.

- Insurance topics
 - o Working for insurance provider on payment timing to best use SPLAT financial resources.
 - o Investigating a service to track co-owners individual insurance declarations going forward
 - o Remind co-owners of HOG insurance requirements & potential for inexpensive special assessments insurance through the newsletter.

NEW BUSINESS:

- ACC request: 9230 Tamarack -Approved 8-0
 - o 1st: Jeff Brown
 - o : 2nd: Steve Cracraft
- Special Meeting set for Roof Replacement Plan:
- Pond depth analysis study -Approved 8-0
 - o 1st: Steve Cracraft
 - o 2nd: Jeff Brown
- Board Candidates for 2025 -3 seats open
 - o Katie Betley -returning Board member
 - o Mark Kaiser -new Board candidate
 - o Kim Essenberg -new Board candidate
 - o Self-nominees: none at this time
- Annual Meeting Timeline:
 - o Notices & meeting packet out by 10/24
 - o Meeting at Drury Inn on November 7th, 7:00

MEETING ADJOURNED: 4:01