

SPRINGMILL LAKES AT TAMARACK

Board Minutes: 2/17/25

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

MEETING ATTENDANCE: Bernie Pierce, Katie Betley, Kim Essenberg, Jeanette Shallop, Barb Banner, Courtenay Weldon, Mark Kaiser, Dan Courtney (KMC Manager). Absent: Steve Cracraft, Jeff Brown, Carolyn Magnes (Splat newsletter manager)

BOARD MEETING MINUTES 12/16/2024

- Minutes APPROVED: 6 – 0
 - First: Katie Betley
 - Second: Barb Banner

TREASURER'S REPORT: Kim Essenberg

- Finalizing all December expenses are booked in 2024 prior to March audit.
- Reconciling KMC accounting practices to SPLAT requirements (Kim/Dan/Jeff.
- 2024 Insurance fees assessment paid by all residents.
- HO6 homeowners insurance required in by-laws – no further action needed
- APPROVE Treasurer's Report: 7-0
 - First: Katie Betley
 - Second: Barb Banner

KMC REPORT / OLD BUSINESS: Dan Courtney

- Delinquencies: none
- No Architectural Control Approval requests
- Gutter cleaning rescheduled for Spring after December weather delay
- APPROVE Painting & repairs bid by Certa-Pro: 7-0
 - First: Courtenay Weldon

- Second: Katie Betley
- APPROVE: 7-0 Geese remediation: March – July by Rusty’s Animal Control
 - First: Katie Betley
 - Second: Barb Banner
- Scheduled sidewalk and apron repairs now scheduled for 2025 (by Leveridge Inc.
- APPROVE 7-0: Chimney inspection by The Chimney Doctor for all residents in 2025 to determine common issues and identify appropriate solutions if any. Ask residents to NOT set fires in their fireplaces until inspection has been completed.
 - First: Katie Betley
 - Second: Kim Essenberg
- Libby patio: no action
- Palmer drainage: work assigned to Wayne Fishburn, Inc.
- APPROVE 7-0: Roof Briefing Report for Resident meetings and vote
 - First: Courtenay Weldon
 - Second: Mark Kaiser
 - Meetings scheduled for early March prior to 3/17 Board meeting
 - Votes required for likely dues increase (meeting and/or proxy)

**** Policies are being gathered by Vice President Katie Betley

**** Non-budgeted projects are being identified & prioritized for review in September for likely funding in 2025:

1. Boardwalk replacement with engineered planking

NEW BUSINESS: Bernie Pierce

- 2025 Plan listed for SPLAT projects
- 2024 Condo Sales Fees covered approximately 2/3 costs of repairs required by inspections.

MEETING ADJOURNED at 3:52 by Bernie Pierce