

SPRINGMILL LAKES AT TAMARACK

February 17, 2026

NEXT BOARD MEETING: MARCH 23 (new date)

Meeting called to order by Jeanette Shallop, Secretary @ 2:01;

ATTENDANCE: Jeanette Shallop, Secretary; Kim Essenburg, Treasurer; Barb Banner; Mark Kaiser, Eric Gillispie, Steve Cracraft.

ABSENT: Katie Betley, Jeffrey Brown, Andy Bratton, Dan Courtney; Carolyn Magnes.

JANUARY BOARD MEETING MINUTES:

APPROVED: 6-0

1st: Mark Kaiser

2nd: Steve Cracraft

TREASURER'S REPORT:

APPROVED: 6-0

1st: Barb Banner

2nd: Eric Gillispie

** Reserve Study to Board at March meeting.

OLD BUSINESS:

- Chimney repairs in progress by 2 residents
 - Inspection status & repairs report from KMC at March meeting
- Completed roofs/skylights charges to homeowner status – report from KMC at March meeting.
- Gutters cleaning week of February 16 --- does not include downspout cleaning.
- CertaPro painting & repair bid accepted:
APPROVED: 6-0
1st: Mark Kaiser
2nd: Eric Gillespie

- Rothemel / SPLAT bordering property work:
 - Landscaping from lift station, along road to meadow will include a stone wall, shrubs & small trees cost covered by Rothemel. Installation in March.
 - New Fencing cost will be shared by SPLAT and Rothemel from Harker to lift station. Courtney, Kaiser, Banner & Betley will choose vendor, have fence installed in March.
- Annual Rental agreement for 9366 completed:
 APPROVED: (6-0)
 1st : Steve Cracraft
 2nd: Barb Banner
 - Determine if annual lease agreements for two additional properties are required & have them completed (Dan)
 - 9416 Spring Lakes
 - 9546 Tamarack

NEW BUSINESS:

- Water meter and water turnoff procedures to be detailed in handbook and newsletter for homeowner access & information. *Check on code for how deep the water meter is to be?*
- ACC (Architectural Control request to come to the March Board for two requests:
 - Walnut tree removal – in association common area;
 - Skoogland border: removal of honeysuckle and overgrown weeds
- Snow removal contract: icy streets MAY require the addition of sanding in the future for safety of walkers. Dan to check on this option.
- Unelected Board member in 2026 status: review of by-laws & recommendation by Steve Cracraft for March meeting. Current disposition

is to treat like an open seat with an appointed Board member if by-laws recommendation is not clear.

MEEETING ADJOURNED AT 3:16.