

SPRINGMILL LAKES AT TAMARACK COA

SPECIAL CO-OWNERS MEETING

April 14, 2025

MEETING PURPOSE: Vote for approval of the re-roofing plan

Meeting of the Springmill Lakes at Tamarack Co-Owners was called to order by Board President Bernie Pierce at 7:05 at the Nora Branch Library.

Board Members in attendance: Bernie Pierce, Katie Betley, Courtenay Weldon, Steve Cracraft, Jeff Brown, Jeanette Shallop, Kim Essenberg, Mark Kaiser

Agenda:

- Summarize the process of roof/building condition study, sourcing expert recommendations, determining options, acquiring co-owner recommendations, proposing solutions, & recommending a full solution building plan.
- Voting on the 3 plan elements:
 - 13-year plan for roll out of project work & building financial reserve;
 - \$500 quarterly assessment, beginning in 1Q 2025
 - All assessment money will be placed in the restricted roof fund in the reserve fund, as approved by co-owners in 2021.
- Agreement of the 3-element plan.

Motion to approve the comprehensive roofing plan

1st: Steve Cracraft

2nd: Katie Betley

Discussion items:

- 13 years of assessment is financially taxing to many

- Resale of property with assessment may be difficult
- Assessments/dues comparison to other condo communities – are we out of line?
- Preference to pay for ‘my size roof’ rather than everyone equal
- Appreciation for living in a condo community where so much is taken care of so well. Beautiful place to live.
- Other condo communities have these challenging & expensive assessments.

Motion approved: 81 Yes; 9 No

Meeting adjourned at 7:39