

SPRINGMILL LAKES AT TAMARACK MINUTES

December 16, 2024

Meeting called to order by Board president Bernie Pierce.

MEETING ATTENDANCE: Bernie Pierce, Steve Cracraft, Jeanette Shallop, Max Oldham, Jeff Brown, Katie Betley, Courtenay Weldon, Ron Watson, Barb Banner, Carolyn Magnes (SPLAT newsletter manager), Dan Courtney (KMC manager), Kim Essenberg (incoming 2025 board member), Mark Kaiser (Incoming 2025 board member).

MEETING MINUTES 11/18/25

- Approved: 9-0
- First: Courtenay Weldon
- Second: Jeanette Shallop

TREASURER'S REPORT: Max Oldham

- Reserve Balance 11/30/24: \$887,979.01
- Interest rates dropping
- Review of Operating Budget:
 - Significant expenditures to date during December 2024
 - \$17,937.72 (drainage) transferred from Operating Budget to Reserve Budget.
 - Meter pit expense charged to Reserve
 - Rehabilitation of dock in Operating Budget and fully funded
 - Year predicted to end with both Operating and Reserve under Budgets. Any surplus in Operating Budget at year end to transfer to Reserve
 - MOTION: Approve Treasurer's Report
 1. Approved: 9-0
 2. First: Courtenay Weldon
 3. Second: Ron Watson

INSURANCE REPORT: Jeff Brown

- Loan from Reserve for insurance to be paid off by 12/3/24 via approved assessment

KMC REPORT: Dan Courtney

- Delinquencies: none
- ACC Requests:
 - 9316 Tamarack: Walk approved; letter to be sent to require co-owner to replace outside light fixture to conform to HOA documented standards
- Work order update
- Landscaping/Buildings:
 - Status report: 9440 Tamarack (drainage); 9365 Spring Forest Drive (retaining wall)

- 9626 Cedar Springs
- MOTION: To resolve drainage issue
 1. Approved: 9-0
 2. First: Jeff Brown
 3. Second: Barb Banner

NEW BUSINESS:

- Update on CTA injunction that halts filings by Board: Dan Courtney
- Roof Refinancing update: Kim Essenberg
 - Modeling scenarios presented
 - Finance Committee to meet early January for further discussions
 - Small meetings of co-owners to take place early 2025 to be followed by meeting of co-owners
- Monitoring of required HO6 insurance coverage by co-owners: Jeff Brown
 - Steve Cracraft to draft document to be signed by each co-owner verifying such coverage
- Honeysuckle Project status report: Bernie Pierce

GOVERNANCE:

- Thank you to outgoing Board members Max Oldham and Ron Watson
- MOTION: Approve 2025 officers of the Board: President, Bernie Pierce; Vice President, Katie Betley; Treasurer, Kim Essenberg; Secretary, Jeanette Shallop
 - Approved: 9-0
 - First: Jeanette Shallop
 - Second: Barb Banner

MEETING ADJOURNED: 4:15 PM

Respectfully Submitted:
Katie Betley, Secretary