

SPRINGMILL LAKES AT TAMARACK

Board Minutes: July 21, 2025

Meeting called to order @ 2:03 by President Bernie Pierce.

MEETING ATTENDANCE: Bernie Pierce, President, Katie Betley, Vice President, Kim Essenberg, Treasurer, Jeanette Shallop, Secretary, Courtenay Weldon, Jeff Brown, Barb Banner, Mark Kaiser, Steve Cracraft, Dan Courtney (KMC Property Manager), Caroyne Magnes (SPLAT Newsletter Manager).

Guest: Tim Vasalakkis, LJ Stone Co reviewed construction of Hilgedag proposed pavilion.

BOARD MEETING MINUTES: 6/16/25

Approved: 9-0

1st: Jeff Brown

2nd: Steve Cracraft

TREASURER'S REPORT : Kim Essenberg

Approved: 9-0

1st: Courtenay Weldon

2nd: Katie Betley

Audit complete. Treasurer Essenberg forecast budget/actual for rest of 2025 in order to identify positive or negative variances for 2025 planning purposes.

Dan Courtney will remind all SPLAT residents of the required roof assessment payment schedule.

OLD BUSINESS:

KMC Report:

- CertaPro completed 2025 schedule of carpentry & painting
- Green Touch completed shrub trimming

- Walk repairs/replacements being completed
- Boardwalk repairs completed
- Future plan for tree trimming/removal completed
- Roof project for 2025 on schedule to be completed in September

ACC request approved:

- 9539 Cedar Springs: windows replacement

Chimneys:

- Draft of chimney safety policy letter reviewed and revisions suggested.
- Jeff, Bernie, Steve, Courtenay will revise letter for Board approval.
- Chimney safety inspection letter with chimney drawing will be included in new resident closing packet.
- Chimney policy will be mailed to all co-owners, described in The Updater, described in the August newsletter.
- Chimney safety policy will be included in the new SPLAT handbook.
- Co-owners will be referred to the National Certified Chimney Sweep Guild for chimney inspection and safety certifications.
- Estimate to repair Triller chimney: \$18,000.

NEW BUSINESS:

SPLAT Co-Owner Handbook revision:

- Revisions to Handbook targeted for year-end 2025.
- Handbook committee: Katie Betley, Bernie Pierce, etc.

SPLAT ANNUAL MEETING:

- Tentatively scheduled for late October at the Drury Inn.
- 2 Board member candidates have agreed to run

RESERVE STUDY:

- Clarify the study process to the Board – Bernie Pierce

- Establish a Reserve Study Committee: Katie Betley

Green Touch additional bush/tree trimming projects

- 1st: Mark Kaiser
- 2nd: Bernie Pierce

Review / Revise \$5000 requirement policy:

- Kim & Katie will review policy and recommend at August Board meeting

Kretz Development

- Redistribute list of Kretz commitments to Board: Bernie Pierce

BOARD MEETING ADJOURNED AT 3:50