

SPRINGMILL LAKES AT TAMARACK MINUTES

November 18, 2024

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

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

MEETING MINUTES (10/14/24)

- Approved: 8-0
- First: Courtenay Weldon
- Second: Jeff Brown

TREASURER'S REPORT: Max Oldham

- Overview of SPLAT's various accounts: Interest rates on accounts earning interest to be reviewed regularly.
- Review of Reserve Accounts: Total 10/31/24 = \$889,640.62
- Review of 2024 Operating Budget:
 - o Refund from insurance premium repaid
 - o Gate repaired and in working order
 - o Budget for end of year forecast to be within budgeted pla
- Review of Reserve Budget:
 - o Graph of Fund status over time to be prepared by KMC for future review by Board
 - o MOTION: Approve renovation of boardwalk in 2024
 1. Approved: 8-0
 2. First: Courtenay Weldon
 3. Second: Jeanette Shallop
- MOTION: Approve Treasurer's Report
 - o First: Courtenay Weldon
 - o Second: Steve Cracraft

KMC REPORT: Dan Courtney

- No dues delinquencies
- One violation
- ACC:
 - o 9526 Tamarack garage floor renovation: prior approval
 - o Approved front door colors confirmed to be black, dark green or dark red
- Work order report
- GT in process of leaf removal
- Gutter cleaning by Northside Gutter Cleaning to begin in December
- Lake update: Report from Sediment Removal Services (SRS)
 - o No need to dredge
 - o Muck treatment to take place 2024
 - o Aerator's working as expected
 - o Monitoring to continue

NEW BUSINESS:

- Nature Reserve Budget Review
 - o MOTION: Approve Reserve Budget
 1. Approved: 8-0

2. First: Katie Betley
 3. Second: Jeanette Shallop
- Annual Meeting Recap
 - Landscaping: Five-year plan in development to remove invasive honeysuckle
 - Small group meetings to be scheduled for early 2025
 - Finance Committee to develop, review and present options for reroofing in small group meetings
 - Corporate Transparency Act (CTA)
 - o CTA requires certain corporations, including HOA's, to disclose ownership information to the Financial Crimes Enforcement Network (FinCen), a bureau of the US Department of Treasury.
 - o Under the law board members are considered "beneficial owners" and must provide personal information, including name, date of birth and legal identification.
 - o MOTION: To enter into an agreement with KSII on behalf of SPLAT to collect the appropriate information from board members in compliance with CTA
 1. Approved: 8-0
 2. First: Steve Cracraft
 3. Second: Jeff Brown
 - All co-owners must comply with providing a Declaration for Insurance (HOG). Software will monitor compliance.
 - Reflectors to be attached to 96th Street gate.

GOVERNANCE: Board and officer succession discussed.

MEETING ADJOURNED: 3:40 pm

Respectfully Submitted:
Katie Betley, Secretary