

SPRINGMILL LAKES AT TAMARACK

June 15, 2026

NEXT BOARD MEETING: JULY 20

Meeting called to order at 2:05 by Board President Keti Betley.

ATTENDANCE: Katie Betley, President; Jeffrey Brown, Vice President; Kim Essenburg, Treasurer; Jeanette Shallop, Secretary; Eric Gillispie; Barb Banner; Dan Courtney, KMC Property Manager; Carolyn Magnes, SPLAT Communications/Newsletter Manager.

ABSENT: Mark Kaiser; Steve Cracraft; Andy Bratton

MAY BOARD MEETING MINUTES:

APPROVED: 6 – 0

1st: Jeff Brown

2nd : Eric Gillispie

TREASURER'S REPORT:

APPROVED: 6-0

1ST: Jeanette Shallop

2nd: Barb Banner

- No significant budgetary concerns at this time
- 2027 Budget will be prepared for the 2026 annual meeting on 10/14/26

OLD BUSINESS:

- Chimney Inspections / Repairs
 - 22 residents have not submitted chimney inspection / usage forms. COA concern is preventing possible fire hazard to units. Dan Courtney will send another reminder.
 - Chimney watersealing by Cinderbox will continue through the summer.

- Foundations
 - A policy for Foundation repair responsibilities will be drafted for Board approval at July meeting by Steve Cracraft, Katie Betley, Dan Courtney, Bernie Pierce.
- SPLAT Handbook for Co-Owners:
 - Engineer Tim Morris submitted recommended revisions and questions for accuracy of the handbook information.
 - Revised handbook was distributed at the new co-owners meeting at Judy Libby's home.
 - The Revised SPLAT co-owner handbook will be posted online for all residents, new co-owners, realtors, closing agents.
 - Revisions will be made online as needed and noted to co-owners through the monthly Updater, Quarterly newsletter & at the annual meeting.

NEW BUSINESS:

- ACC Forms submissions:
 - APPROVED by email:
 - 9251 Spring Forest (Culp) new door
 - 9355 Spring Forest (Whitman) windows
 - APPROVED by 6-0 vote:
 - 9535 Tamarack (Lamkin) handrail by front door
 - PENDING further information:
 - 9299 Spring Forest (Symmes) windows
 - 9229 Tamarack (Marlowe) awning
 - 9472 Tamarack (Bratton) patio, potential erosion assessment
- Roof repairs are needed as follow-up from chimney inspections. Rocklane estimate of \$18,100 was approved within the budget.
- Honeysuckle removal on south side of pond is scheduled by GT.
- ADT contract renewal approved. Dan Courtney to affirm & document which co-owners are NOT using ADT for monitoring.

- Street crack sealing need has been assessed with a recommendation that none is required this year.
- Metronet service installation decision has been deferred to 2027.
- Annual Picnic set for Sunday, 9/13, 5:00 – 7:00. 4
- Annual Meeting date set for Wednesday, October 14th @ 7:00 at Homewood Suites, 11355 Meridian St., Carmel

MEETING ADJOURNED 3:45