

# **SPRINGMILL LAKES AT TAMARACK**

April 13, 2026

Meeting called to order by President Katie Betley @ 2:00 p.m.

ATTENDEES: Katie Betley, President; Jeff Brown, Vice President; Kim Essenburg, Treasurer; Jeanette Shallop, Secretary; Andy Bratton, Mark Kaiser, Barb Banner, Eric Gillispie; Steve Cracraft; Dan Courtney, KMC Property Manager; Carolyn Magnes, Newsletter Manager.

## **MARCH BOARD MEETING MINUTES:**

APPROVED: 9-0

1<sup>ST</sup>: Steve Cracraft

2<sup>nd</sup>: Kim Essenburg

## **TREASURER'S REPORT:**

APPROVED: 9-0

1<sup>ST</sup>: Jeff Brown

2<sup>nd</sup>: Andy Bratton

## **OLD BUSINESS:**

- CHIMNEY INSPECTIONS; *due June 1, 2026.*
  - Letter to be sent to co-owners to complete a chimney inspection and a chimney inspection form submitted to KMC. Inspection will be documented with KMC in each unit's account. Lack of inspection will require a co-owner to not use their fireplace.
- Brick Veneer sealing to be completed in April as weather permits.
- Certa-Pro working on carpentry repairs and painting this month.
- Rothemel progressing on stone wall and landscaping. Additional landscaping plan to be reviewed with Mark, Katie & Barb. SPLAT landscaping plan is pending completion of Rothemel project.

- Fencing on east side of the property north of lift station to be completed by mid-May by North Indy Fence.
- New handbook draft to be reviewed by Board members by May 1<sup>st</sup> .

### **NEW BUSINESS:**

- ACC request for landscape plan for 9549 Tamarack Drive:
  - APPROVED 9-0
  - 1<sup>st</sup>: Barb Banner
  - 2<sup>nd</sup>: Mark Kaiser
- Crawlspace repair bid reviewed for 9263 Spring Forest:
  - APPROVED 9-0
  - 1<sup>ST</sup> : Mark Kaiser
  - 2<sup>nd</sup>: Barb Banner
- Renew ADT contract for 5 years to include annual inspections:
  - APPROVED 9 – 0
  - 1<sup>st</sup>: Jeff Brown
  - 2<sup>nd</sup>: Kim Essenburg
- Street inspection & resealing plan/bid to be completed (KMC).
- Request new 3-year bid from Green Touch as soon as possible. (KMC)
- Investigate best practices for vehicle battery charging to determine if a SPLAT policy is needed. (KMC)
- Request to investigate adding some irrigation and reseeding in bad area at the common area between Tamarack and Spring Forest, (KMC).

Next Board meeting: May 18<sup>th</sup> at Katie Betley condo.

MEETING ADJOURNED @ 3:29.