

SPRINGMILL LAKES AT TAMARACK

August 17, 2026

NEXT BOARD MEETING: September 14 @ Kaiser home

Meeting called to order at 2:00 by Board President Katie Betley.

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

JULY BOARD MEETING MINUTES:

APPROVED: 9-0

- 1st: Jeff Brown
- 2nd: Mark Kaiser

JULY TREASURER'S REPORT:

APPROVED: 9-0

- 1st: Jeff Brown
- 2nd: Barb Banner

OLD BUSINESS:

- Chimney Inspections / Documents being completed with President Katie Betley providing personal requests.
- Honeysuckle removal 2026 plan completed. Future multi-year plan and budgeting will be added to the 2027 plan & budget.
- Walkway repair & replacement schedule for 2026 has been completed.
- SPLAT Handbook is complete waiting for final copy to be added to the SPLAT website & electronically distributed to home owners.
- Irrigation Projects:
 - Common area project APPROVED: 8 approved – 1 abstained
 - 1st: Steve Cracraft
 - 2nd: Mark Kaiser
 - 9446 Spring Forest irrigation tabled for further study.
- Jones Lake Management will inspect pond aerators for effectiveness.

NEW BUSINESS:

ACC requests:

- 9365 Spring Forest (Libby), patio dog fence
APPROVED: 9 – 0
1st: Steve Cracraft
2nd: Mark Kaiser
- 9543 Cedar Springs, (Schmidt), landscaping
APPROVED: 9-0
1st: Barb Banner
2nd: Jeff Brown
- 9515 Spring Forest, (Thomas), landscaping
APPROVE: 9-0
1st: Jeff Brown
2nd: Barb Banner
- 9446 Spring Forest (Stuart), front porch & walkway
APPROVED with no credit from HOA: 9-0
1st: Jeff Brown
2nd: Andy Bratton
- 9446 Spring Forest (Stuart), awning
APPROVED: 9-0
1st: Jeff Brown
2nd: Andy Bratton
- 9321 Spring Forest (Morris), deck replacement
APPROVED: 9-0; contingent upon receipt of a plan for access to building site and potential repair of landscape damage possibly through rear of property next to creek/nature preserve.
1st: Mark Kaiser
2nd: Steve Cracraft

2027 Budget Planning/Considerations: (Essenberg, Brown, Gillispie)

- Boardwalk replacement
- Foundations repairs increasing
- Painting/exterior repairs costs
- Honeysuckle removal 5-year plan
- Gutter, downspout cleaning
- West fencing
- Review of Reserve Study items

ANNOUNCEMENTS:

- Insurance cost will have a minor increase at renewal in October 2026.
- 9/3 music concert sponsored by the Nature Preserve
- 9/13 SPLAT annual picnic on track for good attendance
- NEXT BOARD MEETING: 9/14 at Mark Kaiser home

ADJOURNMENT: 3:37