SPRINGMILL LAKES AT TAMARACK

ANNUAL MEETING – October 29, 2025

MEETING MINUTES

Annual meeting of the co-owners of Springmill Lakes at Tamarack was called to order by President Bernie Pierce at 7:07 at The Drury Inn. A quorum of 78 members attended in person or by proxy.

WELCOME AND INTRODUCTIONS: President Pierce recognized and introduced the COA Board members, the Nature Reserve Board , Crime Watch Chair (Les Magnes), Community newsletter director (Carolyn Magnes) and Mr Lightbulb (Gene Eddy). Also welcomed were the 10 newest neighbors,

2024 ANNUAL MEETING MINUTES APPROVED:

- First: Max Oldham
- 2nd: Betty Yan

PRESIDENT'S REMARKS: Neighborhood updates:

- Mark Kaiser & Dan Courtney assess SPLAT property twice a year
- Street cracks have been filled to increase the longevity of the asphalt
- Mature / dead trees are being removed by homeowner or COA
- Removal of invasive honeysuckle project is progressing
- Lake aereator and muck treatment are improving the lake
- Roof replacements are completed on 4 buildings with no significant problems found by roofing contractor Rocklane.
- Metal roof on neighborhood library was replaced by Rocklane at no cost.
- Chimney issues (76 are brick; 30 are wooden)
    - Inspection forms are needed from each homeowner (for complete information) whether chimney will be used or not (free inspection by Chimney Doctor).
    - COA will contribute $5500 for repairs required by February 2026.

- Kretz property (11 acres) has been sold to one homeowner.
    - That owner may build one additional home for a family member.
    - Existing house. cabin and gatehouse will be removed.
    - Landscaping next to COA property will be done as planned.
    - COA will complete a 6 foot shadowbox fence along the street.
- 96th Street turn lane to be finished by December
- The annual picnic, music program plus sing-along were popular this year.
- History of SPLAT is being put together by Judy Libby, Katie Betley & Greg Harker.

TREASURER'S REPORT:

- Audit of 2024 budget showed no issues.
- Proposed 2026 budget:
    - Operating budget will require a 4.5 percent increase
    - Building the reserve fund is a priority
    - Monthly fee will change from $618.00__ to $
- Reserve study will be completed on December 5th & posted on the website.
- Recommendation for the Finance Committee to review the investment strategy.
- Budget approval:
    - 1st: Alan Brown
    - 2nd: Dick Kitterman

CHIMNEY WATERSEALING:

- To prevent moisture penetration to brick chimneys will require watersealing. The treatment will be effective for 10 years per Chimney Box, the vendor. $75,000 will have to be spent from the reserve budget.
- Approved: 77 ues. 2 no
  1st : Eric Risman
  2nd: Bill Scott

COVENANT CHANGES:

- Meetings of the Association (special meetings and/or electronic voting may be conducted remotely)
- Contract expenditure limits beyond the budget in emergency cases without a special vote (increase from $5000 to $25000)
    - Approved:
      1st: Eric Risman
      2nd: Terry Nicodemus

ELECTION OF MEMBERS OF BOARD OF DIRECTORS:

- Andy Bratton (Board Candidate)
- Steve Cracraft (2nd Board Term)
- Eric Gillespie (Board Candidate)

President Bernie Pierce thanked Courtenay Weldon for his 6 years of Board membership.

Bernie Pierce thanked for his many years of service and interest and attention to SPLAT well being and high level of visual appeal.

Meeting adjourned at 8:25