

SPRINGMILL LAKES AT TAMARACK

March 23, 2026

Next Board Meeting: April 13. 2:00 (New date)

Meeting called to order by President Katie Betley @ 2:02 p.m.

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

NEW BOARD MEMBER APPOINTMENT:

- Steven Cracraft was appointed to the open SPLAT Board seat for 3 years.

APPROVED: 7-0

First: Kim Essenburg

Second: Eric Gillispie

FEBRUARY BOARD MEETING MINUTES:

APPROVED: 8-0

First: Mark Kaiser

Second: Andy Bratton

TREASURER'S REPORT:

APPROVED: 8-0

First: Jeff Brown

Second: Steve Cracraft:

UPDATED RESERVE STUDY:

- The updated reserve study shows that SPLAT current and future financial needs are strong. Future finances are planned & solid.

- Consultant Eric Robertson completed a 10-year forecast update to the SPLAT Reserve Study with committee members: Kim Essenburg, Katie Betley, Jeff Brown, Bernie Pierce.
- The Executive Summary will be included in the Updater for co-owners information.

OLD BUSINESS:

- Chimneys Project for **106 units**:
 - **OK to use: 40** documented inspections
 - **Will not use: 23** documents received
 - **No usage form: 45** no documentation received
 - ACTION (Dan Courtney):
APPROVED: 8-0
First: Jeff Brown
Second: Andy Bratton
 - Letter sent (with forms) to those owners not complying requesting documentation of inspection (free) by 4/30;
 - Documentation compliance posted to co-owner record;
 - If not documented, any future damage caused by the chimney will be the responsibility of that co-owner.
 - Brick veneer sealing by Cinder Box: \$75,000 previously approved at the 2025 annual co-owner meeting. \$38,000 for down payment to Cinder Box to acquire materials to begin sealing project.
 - APPROVED: 8-0
 - First: Steve Cracraft
 - Second: Mark Kaiser

NEW BUSINESS:

- Rothemel / SPLAT landscaping along Tamarack has begun to be completed by April 1.
- New/replacement fencing estimate from North Indy Fence for \$15,812.

APPROVED: 8-0

First: Andy Bratton

Second: Kim Essenburg

- ACC approved for 9476 Tamarack (Essenburg).

APPROVED: 7-0

First: Jeff Brown

Second: Mark Kaiser

- Letter to be sent to remove large planter that was mounted on the siding at 9229 Tamarack
- Letter to be sent to dog owner to comply with leash rule.
- New handbook will be ready for Board member and KMC review in April.
- New state HOA law to be monitored by Dan to determine what the Board needs to implement.
- Electric car chargers to be reviewed by KMC for safety implications for SPLAT residents.
- Dan & Mark and Katie will do the Spring property assessment on April 9th.

Meeting adjourned at 3:42 p.m.