

SPRINGMILL LAKES AT TAMARACK

Board Minutes: 3/17/25

Meeting called to order at 2:02 by Vice President Katie Betley.

MEETING ATTENDANCE: Katie Betley, Courtenay Weldon, Mark Kaiser Kim Essenberg, Steve Cracraft, Barb Banner, Jeffrey Brown, Jeanette Shallop, Dan Courtney (KMC Property Manager), Carolyn Magnes (Newsletter Manager); Guest: Greg Burkert, Rocklane; Absent, Bernie Pierce.

BOARD MEETING MINUTES 2/17/25:

- APPROVE minutes as amended: 8-0
 - First: Courtenay Weldon
 - Second: Mark Kaiser

TREASURER'S REPORT: Kim Essenberg

- Final 2024 financials for auditing by 3/31.
- All budget variances due to timing of payments & will reconcile.
- Kim & Jeffrey working with KMC accounting on processes.
- APPROVE Treasurer's report: 8-0
 - First: Courtenay Weldon
 - Second: Jeffrey Brown

OLD BUSINESS:

- Roofing Project:
 - Greg Burkert, Rocklane, answered questions about SPLAT roofs & roofing project:
 - Based on the current condition of roofs (2023 study & current issues) there is no urgency to replace roofs now.
 - The Board's 13-year timetable for roof replacement agreed with Rocklane's assessment.
 - Rocklane would indeed advise SPLAT if any roofs were having habitual issues that would cause recommendation for replacement.

- Architectural grade shingle selected: Weathered Wood
- Once SPLAT funds the roofing project for 2025+, Rocklane can begin within 3 week; roofing for 4 buildings will be completed in 3 weeks.
- APPROVE Roofing Project for Co-Owner Approval: 8-0
 - First: Kim Essenberg
 - Second: Courtenay Weldon
 - Board will propose: 13 year timeframe; Quarterly Assessment of \$500 to begin 1Q 2025; Annual fees will reflect operating budget as in the past
 - Co-Owner meeting at Nora Library for in-person voting; proxy ballots will also be collected. 54 or more votes will be required to approve the roofing project assessment.
- Chimney Inspections of 11 condos by Chimney Dr by 3/31.
- APPROVE Palmer drainage repair by Wayne Fishburn: 8-0
 - First: Jeffrey Brown
 - Second: Barb Banner
- APPROVE 9526 tree removal: 8-0
 - First: Jeffrey Brown
 - Second: Courtenay Weldon
- APPROVE honeysuckle removal , install viburnum on lake bank: 8-0
 - First: Barb Banner
 - Second: Courtenay Weldon
- Spring walkthrough by KMC + Board members in March, early April

NEW BUSINESS:

- Reserve study will be proposed: timing & cost (Essenberg)
- Property insurance estimates will be received by 3Q --- estimates appear to be more favorable.

MEETING ADJOURNED at 3:32.