

## Springmill Lakes at Tamarack Co-Owners Association

Board of Director's Meeting on  
Monday, June 20, 2022  
Ardsley Office

**Call to order:** President Courtenay Weldon called the meeting to order at 2:00 pm. Other board members present: Jim Funk, Katie, Judy Palmer, Barb Banner, Bernie Pierce, Jeanette Shallop and Sarah Leveridge, Ardsley Management, Carolyn Magnes, Newsletter Editor. Absent: Steve Cracraft  
Arriving Late: Judy Palmer in person and Ron Watson via phone.

### Approval of Minutes:

Motion to approve Minutes of May 16 Board Meeting: Jim 1<sup>st</sup>; Jeanette 2<sup>nd</sup>. Motion passed 6-0.

### Treasurer's Report:

- Judy presented a total fund balance explanation. Noting that Total Fund Balance at the close of 2021 was \$444,420. This is on target with the projected fund balance as estimated in the Reserve Fund Study.
- Judy presented the 2021 Draft Audit report. No concerns about fraud or financial mismanagement were expressed by the Board. The Board passed the Draft Audit with a motion by Jim 1<sup>st</sup>, Jeanette 2<sup>nd</sup> Passed 8-0
- Judy presented recommendations from the Finance Committee addressing investment of the loan fund along with the establishment of two Board policies pertaining to investments and the resale fee. The Board approved the investment plan and requested that the Finance Committee develop the two policies to be presented to the Board for approval Katie 1<sup>st</sup>, Jeanette 2<sup>nd</sup> Passed 8-0
- May 31, 2022. Treasurer's-- Motion for approval: Jim 1<sup>st</sup>, Ron 2<sup>nd</sup> Motion passed 8-0

### Old Business:

- Storm sewers near 9345 Spring Forest and 9238 Spring Lakes are eroding around the inlet. These sewers need to be refurbished at \$6,000 each Jim 1<sup>st</sup>, Katie 2<sup>nd</sup> Pass 6-0
- Downspout drainage is an ongoing problem that needs an expert opinion for the best way to manage. Sarah is directed to search for a professional who can give us advice. Sarah committed to have feedback within 14 days or about July 8<sup>th</sup>.
- A memo will be sent to the co-owners reviewing the rules regarding exterior decorative material and the need to receive board approval or remove. In addition to exterior decorative material, a notice will be sent out to the co-owners regarding the necessity of cleaning their dryer vent on a regular basis.
  - Bernie 1<sup>st</sup>, Jeanette 2<sup>nd</sup>, Pass 6-0

### New Business:

- Architectural approval:
  - 9538 Tamarack—request for yard art—Declined
  - 9507 Tamarack--- patio addition into the common area—Tabled
  - 9255 Tamarack--- post approval for shrub plantings. Limit height to gutter height—Bernie 1<sup>st</sup>, Jim 2<sup>nd</sup>, Pass 6-0
  - 9318 Spring Forest—Replace patio door, replace patio within the same footprint, replace landscaping within the same footprint and retractable awning. Jim 1<sup>st</sup>, Katie 2<sup>nd</sup>, Pass 8-0
- Stump grinding between 9288 and 9298 Spring Forest—approximate 18 stumps -- \$1,500, Jim 1<sup>st</sup>, Katie 2<sup>nd</sup>, Pass 8-0
- 9435 Tamarack—storm sewer and drainage project to eliminate backyard flooding. Agreed to set the cost limit at \$9,000. Two contractors, Leverage, Inc and Scenic are in contention. Bernie was designated to meet with the contractors as needed to determine the best selection for the job. Jim 1<sup>st</sup>, Jeanette 2<sup>nd</sup>, Pass 8-0

**Adjournment:** There being no further business to come before the meeting, Chair Weldon adjourned the meeting at 4: 25 pm.

Respectfully submitted,  
Bernie Pierce, Secretary

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**Next board meeting is scheduled for July 18<sup>th</sup> at Katie Betley's condo, 9373 Spring Forest Dr.**