

Springmill Lakes at Tamarack Co-Owners Association

Board of Director's Meeting a

Monday, May 16, 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, Ron Watson. and Sarah Leveridge, Ardsley Management, Carolyn Magnes, Newsletter Editor. Absent: Steve Cracraft

Approval of Minutes:

Motion to approve Minutes of April 18th Board Meeting: Jim 1st; Barb 2nd . Motion passed 7-0.

Motion to approve Minutes of April 21st Special Member Meeting at St. Luke's Methodist Church, Ron 1st; Jim 2nd. Motion passed 7-0. Katie Betley arrived: 2:03 pm

Treasurer's Report:

Judy announced the 2022 finance committee: Judy Palmer, Jeff Brown, Max Oldham, Grace Worley and Ron Watson. This committee will meet regularly with the primary objectives of reviewing the monthly financial report, developing a draft of the proposed 2023 budget, and providing advice on investments.

Judy presented a routing and process procedure for work orders, bids, and invoices. This completes the previous meeting's action item.

The annual audit is in progress.

April 30, 2022. Treasurer's-- Motion for approval: Jim 1st, Ron 2nd Motion passed 8-0

Old Business:

- Engineering study of streets/curbs—Tim Morris, PE issued an assessment of the SPLAT streets/curbs. The next step is to create a detailed plan of action. A committee consisting of Courtenay Weldon, Ron Watson, Katie Betley and Bernie Pierce will make recommendations for a bid package.
- 2022 building repair update—Bids were reviewed, and the low bidder was selected for exterior repairs and painting of the fourteen condos scheduled for 2022. Motion for approval: Bernie 1st, Jim 2nd Motion passed 8-0. In addition to exterior surface repairs, special consideration was given to roof maintenance. Inspection of the fourteen condo roofs scheduled for 2022 revealed several issues needing attention, i.e., chimney caps, flashing, tuck pointing and general roof maintenance. A motion to include roof repairs was made by Jim 1st and Jeanette 2nd, Pass 8-0. As a result of the need to repair the fourteen roofs in the annual maintenance plan, it was decided to continue roof inspection of buildings re-roofed in 2004, 2005, 2006 to determine if deterioration is occurring.

New Business:

- A meeting was held with Property Pros, the new lawncare contractor replacing Ken Cut. Jason Fiddler, Operations Manager and Mike McQueen, SPLAT site manager was introduced. Property Pros will be wearing uniforms and the crew leader will be wearing a gray shirt. Irrigation will be turned on about June 1st. Entrance flowers will be planted week of May 23. Shrub trimming will be in the June timeframe.

Adjournment: There being no further business to come before the meeting, Chair Weldon adjourned the meeting at 3:58 pm.

Respectfully submitted,
Bernie Pierce, Secretary a

Next board meeting is scheduled for June 20th at Bernie Pierce's condo, 9247 Spring Lakes Dr.