

Springmill Lakes at Tamarack Co-Owners Association

Board of Director's Meeting on
Monday, December 19, 2022

Courtenay Weldon's condo, 9457 Spring Forest Dr.

Call to order: President Courtenay Weldon called the meeting to order at 2:05 pm. Other board members present: Barb Banner, Bernie Pierce, Ron Watson, Judy Palmer, Jeanette Shallop
Via Zoom: Steve Cracraft, Jim Funk, and Sarah Leveridge, Ardsley Management
Guests: Max Oldham, Carolyn Magnes, Newsletter Editor. Absent: Katie Betley

Approval of Minutes:

Motion to approve Minutes of November 21st, Board Meeting – Motion, Barb, Jeanette 2nd Motion passed 8-0
Motion to approve special board meeting minutes of November 23 Board Meeting—Motion, Ron, 2nd Barb passed 8-0

Treasurer's Report:

- Reviewed YTD results. No surprises.
- Snow removal contact for January to May 2023 needs to be completed.
- Some co-owners have been invoiced twice for the special assessment
- KMC routing policy amendment--- Reduce property manager's authority to \$500 versus \$1,000
 - Motion Ron, 2nd Jeanette Passed 8-0

Steve left the meeting.

- Delinquencies—Courtenay will direct our management company to take action regarding a number of payment delinquencies.
 - Motion Jim, 2nd Ron Passed 7-0

Old Business:

- The revised owner's manual is almost complete. The draft will be reviewed by the board prior to publishing.
- We continue to wait for requested engineering documents from the TMK development.

New Business:

- Judy presented her resignation from the board. Motion to accept Jim, 2nd Jeanette. Passed 7-0
- Motion for Max Oldham to replace Judy's last two years of Judy's board term. Motion Ron 2nd Barb, Passed 7-0
- Election (appointment) of officers for 2023
 - President, Courtenay Weldon
 - Vice President, Jeanette Shallop
 - Treasurer, Max Oldham
 - Secretary, Bernie Pierce
 - Motion Jim, 2nd Barb Passed 7-0
- Disposition of the TMK fence running along our property line. Courtenay will discuss with Tom Kretz.
- Goals for 2023
 - Work closely with Kirkpatrick Management (KMC)
 - Maintain chain of command to eliminate miscommunications.
 - Issue a monthly SPLAT "updater" status on current activity
- Thanked Sarah Leverage, Ardsley, for all her hard work and support.

Adjournment: There being no further business to come before the meeting, Chair Weldon adjourned the meeting at 4:10 pm

Respectfully submitted,
Bernie Pierce, Secretary