

Springmill Lakes at Tamarack Co-Owners Association

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Board of Director's Meeting

August 21, 2023

Steve Cracraft's Condo, 9458 Tamarack Dr.

Call to order: President Courtenay Weldon called the meeting to order at 2:00 pm. Other board members present: Max Oldham, Barb Banner, Bernie Pierce, Katie Betley, Jim Funk, Jeanette Shallop, Steve Cracraft, and Ron Watson. Other attendees: Dan Courtney, KMC and Carolyn Magnes, Newsletter editor. Guests: Dennis Rajski, KMC, Co-owners, Peggy and Dick Kitterman.

Architectural Control Approval:

Reviewed recent ACC request by the Kitterman's. Dick Kitterman provided details regarding their recent request for a hot tub in their backyard.

Approval of Minutes:

Motion to approve Minutes of the July 24th Board Meeting – Motion-Jim, Steve 2nd.
Motion passed 9-0

Treasurer's Report:

- The Reserve roofing account has been deposited in a 5% interest bearing account at Merchants.
- Balance sheet: The loan balance will be reduced each month. Ron advises that it can be deducted once/year.
- Paint and exterior repair invoices for the 13 condos scheduled for this year have not been posted as of the July financial report.
- The security gate cost is listed in the Operations account at \$10,190. This number is not recognizable for what was invoiced. Need to clear this up.
- Motion for approval- Courtenay 2nd Bernie Passed 9-0

KMC Management Report:

- Delinquencies continue to be an issue. It appears that co-owners may not know that payment is due no later than the 15th of each month. A reminder will be added to the August UPDATER.
- ACC submission for new windows—Pierce 9247 Spring Lakes. Approved
- ACC submission for invisible fence- Rowland—9522 Cedar Springs. This fence is grandfathered since it was installed prior to Rowland's purchase. Motion Bernie 2nd Katie Passed 7-2
- Fence Policy—must be shadow box design. Handbook requires specific design details and will be added ASAP. Motion Steve 2nd Katie Passed 9-0
- The cost for 2024 gutter cleaning will be the same as 2023.
- 96th St. gate is encountering remote opener control range problems.

Old Business-- From July board meeting:

- Landscape utility boxes previously approved @ \$3,205 Delay implementation.
- Walk maintenance – seven walks @ \$2,970. Delay implementation
- The above projects continue to be on a delay status.

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New Business

- Board member terms were presented by Jeanette.
- One board vacancy will occur at the end of 2023. A list of potential candidates was presented for discussion.
- The neighborhood picnic is on Sunday, September 10th. All board members are encouraged to attend.
- Condo sale fee –an informal policy has been in effect for the seller to pay SPLAT \$1,100 at closing. The By-Laws state the sale fee is 1/3% of the closing price. Effective immediately, the fee will be 1/3% of the closing price as stated in the By-Laws.
- ADT has notified several co-owners of a monthly charge effective September for cellular communicators and other service-related items. The charge is outside SPLAT's monthly fee and will be paid by the co-owner. Information will be shared in the August UPDATER.
- Motion Max, 2nd Ron. Passed 9-0

2024 Budget Presentation

- Budget preparation has been ongoing for several months.
- Roof replacement planning is necessary since this will be a major cost to the Association.
 - An estimate has been received from Rocklane.
 - Get a 2nd opinion on the condition of our roofs (all 38 buildings), preferably from an independent service — let Dan Courtney decide who.
 - After the 2nd opinion, use that information and Rocklane's to develop a plan for re-roofing, with options.
 - After the re-roofing plan (with options) has been developed, hold community meetings so co-owners can hear the options and express their input.
 - Motion Katie 2nd Jeanette. Pass 9-0
- The 2024 budget was reviewed in detail.
 - Motion for acceptance Bernie 2nd Courtenay Passed 9-0
- Discussion on moving the annual meeting to September as in the past was discussed.
- TK Development has paid the agreed upon \$50,000 fee to SPLAT. The money is unassigned at this time.

Adjournment: There being no further business to come before the meeting, President Weldon adjourned the meeting at 4:38 pm

Next board meeting will be on Monday, September 18th at Bernie Pierce's condo, 9247 Spring Lakes Dr.

Respectfully submitted,
Bernie Pierce, Secretary.