

# SPRINGMILL LAKES AT TAMARACK

## COA BOARD MINUTES

7/15/24

Follow up actions indicated in red.

Meeting called to order at 2:00 by Board President Bernie Pierce

**MEETING ATTENDANCE:** Bernie Pierce, Max Oldham, Steve Cracraft, Ron Watson, Courtenay Weldon, Barb Banner, Jeffrey Brown, Jeanette Shallop. Absent: Katie Betley, Carolyn Magnes (SPLAT newsletter manager). Dan Courtney, KMC Property Manager also in attendance.

**MEETING MINUTES (6/17/24):** Approved

First: Barb Banner

Second: Ron Watson

Yes: 8      No: 0

**TREASURER'S REPORT:** Max Oldham

Budget to Actual summary indicates that over budget items and under budget items will likely balance out by year end (as required by Board policy).

Audit will be reviewed at August 19<sup>th</sup> Board meeting

EXCEPTION: Insurance premiums overage is yet to be established. (*See New Business Insurance Update*)

First: Courtenay Weldon

Second: Steve

Yes: 8      No: 0

A new Finance Committee has been announced by President Bernie Pierce.

**KMC REPORT:** Dan Courtney

ACC requests approved:

- Bonnifield, 9540 Cedar Springs
- John/Ann Trimble, 9543 Cedar Springs (landscaping)
- MaryLou Sherman, 9447 Spring Forest (windows)
- Chuck Stuart, 9446 Spring Forest (roof vent)
- Sally Kathary, 9366 Spring Forest (windows)

**OLD BUSINESS:**

Jim Funk condo vent placement repair is underway.

Requests for contractor bids for 2025 are to be requested by Dan Courtney.

KMC to reimburse SPLAT for 2023 & 2024 condo resale fee by end of July.

**NEW BUSINESS:**

ROOFING ESTIMATES: Bernie

Estimates have been received by two roofing contractors. Three more contractors expected to bid by end of July.

Bernie will summarize specification options that will be considered.

IRRIGATION: Dan

Green Touch is making progress on all zones. They will be reminded of budget restraints to determine what will be completed in 2024.

INSURANCE PREMIUM STATUS: Jeffrey, Bernie

- Quotes on Walls Out only AND Walls Out/Walls In (*currently required by SPLAT declarations*)
- Insurance renewal estimated for September
- MOTION: Property appraisal updated ASAP  
1<sup>st</sup> Ron;  
2<sup>nd</sup> Jeff  
Yes: 8      No: 0
- By-Laws review / revision may be required re: co-owner certificate of insurance verification.
- EV charging stations will require residents to have additional insurance.
- By-Laws revision needed to include EV charging stations insurance update.
- Co-Owner meetings planned for late August to determine insurance decisions and costs and by-laws adjustments.

**NON-OWNER OCCUPIED CONTACT:**

- Determination must be made for who is responsible/decision maker for units where the resident is not the co-owner.
- New by-law may be required.
- KMC must note this individual in their owner records.

Meeting adjourned by President Bernie Pierce at 3:43.

Next Board meeting on August 19<sup>th</sup>.