

SPRINGMILL LAKES AT TAMARACK

COA BOARD MINUTES

6/17/24

MEETING ATTENDANCE: Bernie Pierce called the meeting to order at 2:01. Attending: Bernie Pierce, Steve Cracraft, Ron Watson, Barb Banner, Jeff Brown. Absent: Katie Betley, Courtenay Weldon, Max Oldham. Also attending: Dan Courtney, KMC property manager; Carolyn Magnes, SPLAT newsletter manager.

MINUTES: Minutes approved as adjusted (added Katie Betley in attendance at May Board meeting). First: Jeff Brown. Second: Steve Cracraft. 6 yes/0 no.

TREASURERS REPORT: Ron Watson

- Pending audit exceptions report – delay noted.
- Over budget accounts to date: building maintenance, drainage
- Under budget accounts to date: snow removal; insurance deductible; roof maintenance
- Insurance costs / bids still pending.
- *Possible / Potential over budget options (insurance & roofing) under consideration for August co-owner meeting consideration:*
 - *Assessment – estimated at \$1200*
 - *Monthly dues increase – spread over 2-3 year period*
 - *July Board meeting agenda for approval*
- Treasurers' report approved: First: Steve Cracraft; Second: Barb Banner
6 yes/0 no.

KMC REPORT: Dan Courtney

- KMC will pay SPLAT \$14,888 for condo resale fees for 2023 sales. 2024 fees collection in place and being collected as required.
- No delinquencies

- Violations noted from final 2024 walkthrough are being taken care of by homeowners notified.
- ACC requests:
 - Bonnifield – approved
 - Stuart – no ACC submitted for work in progress. Barb Banner will meet on 6/19 to discuss required changes
 - Funk – wall penetration/vent to be installed & repaired as COA policy requires

OLD BUSINESS:

- Gutter cleaning completed
- Gutter guards installed on several properties
- Irrigation: WIFI installed and working on those units that are functioning; additional units in process of being installed/repaired TBD.

NEW BUSINESS:

- Future Re-roofing Project:
 - Tim Morris of TM Engineering has developed roofing specifications per Roofing Committee guidelines
 - Re-roofing Bid requests have been sent to 5 roofing contractors for estimates by 6/30
 - Roofing plans & estimates will be part of August Co-Owners meetings to discuss forecast over-budget costs for roofing and insurance.
- Insurance:
 - Expect 3 insurance coverage from 3 companies by 7/30.
- Kretz development:
 - Trees/shrubs removed at the front of Kretz property by Kretz has been donated by him to SPLAT. These items have been temporarily planted for future placement. Many thanks to Tom Kretz.
- New policy definition has been approved for inclusion in the handbook under Exterior Modifications: Cutting a hole in the exterior of a condo requires architectural approval of the Board.

- **ADJOURNMENT:** Meeting was adjourned at 3:15 by Board Chair Pierce.

Respectfully submitted:
Jeanette Shallop Radliff
6/19/24