

Board Meeting Minutes
SPRINGMILL LAKES AT TAMARACK
APRIL 15, 2024

President Bernie Pierce called the Board meeting to order at 2:00 pm.
Attendees: Bernie Pierce, Jeanette Shallop, Max Oldham, Ron Watson, Jeff Brown, Barb Banner, Courtenay Weldon, Steve Cracraft. Absent Katie Betley. Also in attendance was KMC Property Manager, Dan Courtney and SPLAT newsletter manager Carolyn Magnes.

Minutes of BOD meeting of 3/18/24: Approved 8/0; Courtenay (1st) Barb (2nd)

Treasurer's Report:

- Accounts projected to go over budget: building maintenance; drainage; lake maintenance; gate; audit fee; insurance; landscaping
- KMC & Treasurer are in process of aligning expenditures to correct budget accounts
- KMC to add to financial information: sale price of unit when sold & amount of resale fee
- Sweep feature and account balance being established with KMC accounting
- Insurance overdraft / costs being addressed in further negotiations/bids
- **Treasurer's report approved:** Courtenay (1st) Ron (2nd)

KMC Report:

- A 3rd property walk-through completed & repair notices sent to co-owners. Last annual walk-through will occur this month
- One dues delinquency. Updater or newsletter will remind co-owners of payment deadline requirements.
- Current ACC requests approvals reported: 9521 Tamarack
- Unapproved wall / brick penetration will require co-owner to get professional remedy – KMC will send letter for solution in 14 days.

- Revision to Handbook will clarify a non-breach requirement
- An ACC is now required and will be required in the future for installations that require wall & roof penetration
- Certa-Pro (wood repair & painting) has found additional needs requiring additional work & costs.
 - \$10,000 additional expenditures approved. Max (1st) Barb (2nd)
- Irrigation repairs & upgrades in progress due to be completed by mid-May
- Geese management & removal will be completed by Rusty's in June/July. Contract approved. 8-0 Ron (1st) Jeff (2nd)
- Northside Gutter Cleaning will clean gutters and attach some gutter guards on May 10th.

Old Business:

None discussed

New Business:

- Mulch: guidelines will be defined by Bernie & KMC for mulching that will not harm the integrity of the unit:
 - E.g., 2" below wood trim; 2" below air vent to crawl space
 - New guidelines will be published in Updater, Newsletter and appear in revised handbook
- Insurance: Bernie/Dan/Jeff are pursuing less expensive insurance bids
- Roofs:
 - Roofs have been inspected by Rocklane & Impact Restoration, their reports have been received. Tim Morris will also inspect a sample of the roofs, write a report and put together specifications at a cost of \$5500.
 - Roofing replacement project bids expected by July 1.
 - A Co-Owner meeting is planned for August to consider these roofing costs PLUS any additional financial impacts needing input from co-owners.
- Landscaping:

- A multi-year landscaping plan will be presented to the Board in June that will recommend a long-range view:
 - Tree removal, replacement
 - Lakeshore maintenance
 - Pond dock requirements
 - Trees at the edge of e nature preserve impacting buildings
 - Pine trees scheduled removal at the north of the pond
- Declarations & Documents for HOA: 2019 revised version to be found and posted on website

Adjournment: Bernie adjourned the meeting at 3:40 pm