

**Minutes**  
**Spring Mill Lakes at Tamarack**  
**March 18, 2024**

Bernie Pierce called the meeting to order at 2:00 pm. In attendance were: Bernie Pierce, Max Oldham, Ron Watson, Jeff Brown, Barb Banner, Jeanette Shallop and Courtenay Weldon. Steve Cracraft and Katie Betley attended virtually. Dan Courtney also attended.

**Minutes:** Approved as presented (9-0)

**Treasurer's Report:**

- Gate electrical project begins March 19, 2024.
- Accounts likely to go over budget: gate, drainage, lake. Insurance will exceed budget. Options are being explored to cover the possible overages.
- Motion by Jeanette Shallop, seconded by Courtenay Weldon to approve Treasurer's report, including bookkeeping changes to reflect accurate line item attributions passed. (9-0)

**KMC Report:**

- Second stage of annual walk through completed. Repair notices sent as required. Responses from co-owners positive.
- No current monthly payment delinquencies.
- 9346 approval for windows acknowledged.
- Work orders processed in timely manner. Maintenance activities are being tracked with goal of building a data base for understanding trends and future planning. Dan to research to determine if data is searchable by topic in addition to address.
- Irrigation to be turned on as weather permits.
- Approval of motion by Katie Betley and seconded by Max Oldham for a three year lake muck treatment plan as recommended by experts in order to maintain lake health. ASAP to conduct treatment. (9-0)
- In conjunction with long term planning and in preparation for next year's budget, an analysis of the boardwalk to be conducted.
- Approval of motion by Bernie Pierce and seconded by Courtenay Weldon, to install gutter guards as proposed by Northside Gutter in order to mitigate drainage issues. (7-1)

**Old Business:**

- Notification to co-owners of insurance increases sent.
- Landscaping plan in progress.
- Certain areas around Lake cleared by GT.

- New requirements regarding Corporate Transparency regulation discussed.
- Approval of motion by Bernie Pierce and seconded by Courtenay Weldon for street cleaning. (8-0). Contract proposal within budget and considered necessary.
- Reminder that HOA corporate documents be read.

There being no further business, meeting was adjourned.