

**Minutes**  
**Spring Mill Lakes at Tamarack**  
**May 20, 2024**

President Bernie Pierce called the meeting to order at 2:00 pm. Attending were: Bernie Pierce Jeanette Shallop, Max Oldham, Jeff Brown, Courtenay Weldon, Steve Cracraft. Ron Watson attended by phone. Absent was Barb Banner. Also in attendance were Dan Courtney with KMC and SPLAT newsletter manager Carolyn Magnes.

**Minutes:** Upon motion by Courtenay Weldon and second by Steve Cracraft, the minutes were approved 8 yes to 0 no.

**Treasurer's Report:**

- \$76,454.59 (Reserves available to KMC)
- \$194,029.16 (Regular Reserve Account)
- \$298,659.51 (Roof Replacement Fund)
- **TOTAL RESERVES: \$569,143.26**
  
- Accounts over-budget or likely to be overbudget: Building Maintenance, (Note: currently budget \$36,000. Additional repair will exceed budget) , Drainage (split between Operations and Reserve), Lake/Pond, Garage Lights, Gate, Insurance, Taxes. **TOTAL (predicted): \$27,100.00**
  
- Accounts under budget: Painting, Snow (\$0 spent to date), Insurance Deductible, Water, Irrigation Repair.
- **Note:** Balanced budget for 2024 still possible. (Must be balanced)

Options for paying back funds borrowed from Reserve for insurance premium will be considered at a future meeting.

Fee collection due from sales of condo units discussed.

Treasurer's report approved upon motion by Courtenay Weldon, second by Jeff Brown. (8 yes to 0 no)

**KMC Report:**

- No delinquencies
- No violations
- Maintenance Report, including work orders in packet

**Architectural Control:**

- 9549 Tamarack Drive: Storm Door (Co-owner agrees to paint request)
- 9443 Tamarack Drive: Landscaping request approved upon motion by Katie Betley, second by Steve Cracraft (6 yes, 1 abstain)

**Landscaping/Buildings:**

- Certa Pro Carpentry/painting complete.
- GT to activate WIFI on controllers this week and get all that ran last year running. Still some to do.
- Final property walk through to be completed Thursday, May 23.
- Gutter cleaning and installation by Northside Gutter Cleaning originally scheduled for May, now scheduled for June 1.
- Geese round up scheduled between June 3 and early July.
- Landscaping Improvement Plan (5/19/24 Revised) approved upon motion by Steve Cracraft, second by Courtenay Weldon (8 yes, 0 no)

**Old Business:**

- 9366 Spring Lakes: Board directed KMC's Dan Courtney to send co-owner a letter requesting completion of an Architectural Control Form to vent the tankless water heater through the roof as recommended by KMC. Architectural Control Form to include remediation of the brick.

**New Business:**

- Roof Update: Committee meeting scheduled in near future to determine size and specifications for roof replacement.
- Brief insurance update.

**Adjournment:**

Meeting was adjourned at 3:40 pm.