

Springmill Lakes at Tamarack Co-Owners Association

P1-2 a

Board of Director's Meeting

September 18, 2023

Bernie Pierce's condo, 9247 Spring Lakes Dr.

Call to order: President Courtenay Weldon called the meeting to order via ZOOM at 2:00 pm. Other board members present: Max Oldham, Barb Banner, Bernie Pierce, Katie Betley, Jim Funk, Jeanette Shallop, Ron Watson. Other attendees: Dan Courtney, KMC and Carolyn Magnes, Newsletter editor. Absent: Steve Cracraft.

Approval of Minutes:

- Several items of the August minutes draft were revised. Motion to approve the amended minutes for the August 21 board meeting. – Motion-Jim, Ron 2nd. Motion passed 8-0

Treasurer's Report:

- 2022 fund balance has been amended due to the addition of the 2022 street project payments.
 - The 2022 fund balance is now \$598,907 versus \$505,882 previously reported.
- The Operations accounts are within the budget limits as of the end of August.
- The Reserve Fund is within budget as of the end of August.
- A final accounting of the street project is close to being completed.
- Insurance is expected to increase between 15% to 18% for 2024.
- Based on the results of the Operations and Reserve funds reviews being in good shape, the previously paused projects, Walk Repairs and Utility Box landscaping were released
 - Motion Bernie 2nd Katie Passed 8-0
- Due to an unexpected price increase for 2024, by Green Touch (GT), the previously approved lawncare budget has been revised. Several GT services have been modified to better manage the increase. The originally approved 2024 budget fee of \$560/month will remain in effect.
 - Motion Ron 2nd Jim Passed 8-0
- Motion to accept the Treasurers report, Jim 2nd Jeanette Passed 8-0

KMC Management Report:

- Delinquencies continue to be an issue. Dan sent out an email reminding all co-owners that payment is due by the 15th of the month.
- ACC submission —Martin 9507 Tamarack Dr. Due to removal of dead trees behind the Martin condo, a request for approval to plant two Norway spruce in an area behind the condo for privacy. Additionally, Martin wished to add one boulder to her backyard landscaping with an ornament attached. This is conditionally approved based on GT's confirming there will be no impact on irrigation, utilities, or drainage.
 - Motion Jeanette 2nd Katie Passed 8-0
- ACC submission – Perry 9298 Spring Forest Dr. window replacement. It was determined that the window maintenance has to do with refurbishing existing window sashes and sill plates and there is no necessity for ACC approval.
- Rocklane had started to repair roofs that are part of the annual condo paint and repair cycle.

- Dan presented three alternatives for inspecting roofs for the purpose of creating a long-term plan for replacement. It was decided to have Rocklane issue an inspection report and TM Engineering will evaluate the Rocklane information and conduct spot inspections to verify Rocklane's results.
 - Motion Katie 2nd Jim Passed 8-0
- 2024 painting quotes were reviewed. Two bids were received. Certa Pro was slightly higher than Guy Painting but due to the very good performance by Certa Pro in 2023 they were awarded the contract. Another factor in the consideration was the fact that Guy Painting subcontracted the exterior repairs while Certa Pro has their own crew.
 - Motion Ron 2nd Bernie Passed 8-0
- Annual ASAP Aquatics lake maintenance contract was approved for three years.
 - Motion Ron 2nd Katie Passed 8-0

New Business

- There are 5-6 condos that do not use ADT services, yet they pay the ADT fee in their monthly Association fee. Barb is investigating the cost for ADT to convert non-ADT systems to ADT. This is a common task and may be very cost effective for non-ADT users to switch.
- Since maintenance and repair costs are increasing, it may be beneficial to increase the sale fee currently in the By-Laws at 1/3% of the selling price. Ron and Barb will study previous sale prices and maintenance costs incurred by the Association due to the sale. A new sale fee will be presented at the Annual Meeting for approval.
- A more specific policy for window replacement and maintenance needs to be developed. Bernie will develop a draft for review.
- A privacy fence specification will be issued to provide a common design for future privacy fence requests.
- The annual picnic was a success. A record number of neighbors attended the Sunday event.
- Now that the TK Design project is approved, the document package will be sent to KMC for electronic file storage in an event we need to refer to later.
- The \$50,000 fee received from TK Design will be secured for use for three items.
 - Legal fees. Privacy fence on eastern boundary and future landscaping.
- Neighbor Jeff Brown's name was presented to be a candidate for the 2024—2026 term board position. Motion for acceptance Jeanette 2nd Max Passed 8-0
- It was decided to move the Annual Meeting to late October. Dan will check on the Drury Inn availability.

Adjournment: There being no further business to come before the meeting, President Weldon adjourned the meeting at 4:00 pm

Next board meeting will be on Monday, October 16th Ron Watson's condo, 9265 Tamarack Dr.

Respectfully submitted,
Bernie Pierce, Secretary.