

**Springmill Lakes at Tamarack Co-Owners Association**

Board of Director's Meeting

Monday, April 18, 2022

Ardsley Office

**Call to order:** President Courtenay Weldon called the meeting to order at 2:03PM. Other board members present: Steve Cracraft, Jim Funk, Katie Betley, Judy Palmer, Barb Banner, Bernie Pierce, Jeanette Shallop, Ron Watson.-via cell phone and Sarah Leveridge, Ardsley Management.

**Approval of Minutes:**

Motion to approve Minutes of February 21<sup>st</sup> Board Meeting: Jim 1<sup>st</sup>; Steve 2<sup>nd</sup> . Motion passed 9-0.

**Treasurer's Report:**

February 28, 2022. Expenses on schedule Katie 1<sup>st</sup>, Barb 2<sup>nd</sup> Motion passed 9-0

1-Paver repair on stoops highlighted the need to form a policy for stoop repair and replacement. Moving forward, SPLAT will not approve stoops using paver construction due to maintenance issues. Katie 1<sup>st</sup>, Barb 2<sup>nd</sup>, Motion passed 9-0

2- It was decided to set expense approval limits:

- Ardsley --- \$1,000
- President---\$1,000 to \$5,000

Jeanette 1<sup>st</sup>, Katie 2<sup>nd</sup> Motion passed 9-0

3-Other policies implemented:

- Invoices will not be paid without approval by the President and Treasurer.
- Ensure expenses are booked to the correct budget line item
- Bids will be routed to the President and cognizant board member for review and approval prior to work being performed.
- Jeanette asked if there is a central point for policies and procedures. None currently.

**Old Business:**

1-Getting bids on tree removal and stump grinding

2-Road/Curb report from Tim Morris due later this month.

3-Annual building maintenance report will be available at the May board meeting

4-Roof/Chimney inspections are due the end of April, weather permitting.

**Architectural Report:**

9373 Spring Forest plans to replace their bay window.

Jim 1<sup>st</sup>, Barb 2<sup>nd</sup> Motion Passed 9-0

**Adjournment:** There being no further business to come before the meeting, Chair Weldon adjourned the meeting at 3:00 PM.

Respectfully submitted,  
Bernie Pierce, Secretary

**Next Board Meeting: May 16<sup>th</sup> @ 2PM Bernie Pierce's condo, 9247 Spring Lakes Dr.**