

Springmill Lakes at Tamarack Co-Owners Association

Board of Director's Meeting

On-line via Zoom

Monday, April 19, 2021

Call to order: President Jim Funk called the meeting to order at 2:05PM. Other board members present: Barbara Banner, Steve Cracraft, Judy Palmer, Chuck Rutledge, Jeanette Shallop, Ron Watson, Courtenay Weldon. Also attending: Sarah Leveridge, Ardsley property manager, and Carolyn Magnes, Director of Communications.

Approval of Minutes: Motion to approve Minutes of 3/15/21: Courtenay 1st; Steve 2d. Motion approved 8-0.

Martha Lamkin joined the meeting.

Motion to approve Minutes of 4/12/21: Barb 1st; Jeanette 2d. Motion approved 9-0.

Treasurer's Report: Judy Palmer commented that most year-to-date expenses continue to be normal for this time of year. However, since more snow removal was billed in March, this account is lower than usual. Also, repair to the security gate has lowered that account.

Judy will ask Grace Worley to work with herself and Ron to review current investments in CDs and will bring recommendation for any change to the board.

Following discussion of the \$36 fee remaining unpaid by Avalon Management Group, related to 9549 Tamarack, Motion to approve the Treasurer's Report and \$36 write off was approved: Ron 1st; Jeanette 2d. Motion approved 9-0.

Old Business:

Sarah Leveridge reported that she met with Eric Robertson, the consultant who is preparing the SPLAT Reserve Study. His draft should be ready to share with the board by Wednesday of this week. Tentatively, the review committee will meet via Zoom at 2:00PM on April 29.

Ken Cut plans to make the third application of geese repellent next week. The situation seems to be improved.

Carpentry repair inspections for 2021 will begin soon. Courtenay and Sarah plan to hold a preliminary meeting with Cornerstone to discuss specifications on April 22d. Inspections will occur on April 26th from 9:00AM to 3:00PM. On April 27 needs for this cycle will be discussed. Bids will be requested for use of Hardie board with 30-year guarantee and paint with 10-15-year guarantee.

The fire pit has been removed from the entrance to the Nature Preserve. SPLAT's Rule 9 states that there are to be no fire pits on the property. However, some gas-fired heater lamps have been seen in the neighborhood. In light of potential fire hazard, the board decided to adopt a rule that

specifically prohibits heater lamps on properties. Motion to prohibit heater lamps: Jeanette 1st; Judy 2d. Motion passed 9-0.

Barb Banner reported that, upon further consideration, the final Front Patio policy should have wording that specifies that furniture should be tasteful, matching, and appropriately sized so that patio seating in front of condominiums is attractive and consistent. Based on those conversations and further discussion, the board reached consensus on the following policy guidelines:

1. Plans for front yard seating or patio areas must be submitted to Sarah Leveridge at Ardsley and receive approval by the Architectural Committee and Board.
2. A patio or seating area is defined as a seating area created using stone or brick and is separate from the driveway.
3. The patio plan must identify the type of material to be used and the size of the seating area.
4. The patio plan must be designed and completed by a professional contractor and blend tastefully with the front area of the unit.
5. The allowable size will be determined on a case-by-case basis, and additional landscaping may be needed to complement the work.
6. Furniture must consist of chairs and tables (only) which are tasteful, matching, appropriately sized, and noted on the architectural form. Furniture must be removed and stored inside for winter. No storage or other items are allowed.
7. All future maintenance of the area will be the responsibility of the unit owner.
8. No grilling is allowed in this area, and the driveway may not be used as a patio.

Motion to approve Front Patio Seating Policy: Courtenay 1st; Barb 2d. Motion approved: 9-0

Judy Palmer left the meeting at this point.

Martha Lamkin reported that Bernie Pierce sent the Nature Preserve newsletter to all SPLAT residents. The proposed, newly Amended Articles of Incorporation and By Laws for the Nature Preserve (NP) are being discussed with representatives of T-17. President Funk has emphasized again that approval of the proposed Articles and By Laws is needed very soon in order to include SPLAT's financial support in its 2022 budget, preparation of which begins in the summer. These actions are also needed so that Section 34 of the SPLAT Declaration can be amended by counsel in time for submission and approval at the 2021 SPLAT Annual Meeting.

New Business:

Barb presented two requests for Architectural Approval:

1. 9266 Tamarack—Allan and Emma Brown plan to replace windows with Renewal by Anderson windows.
2. 9439 Tamarack—Elizabeth Critser requests approval to replace windows with Renewal by Anderson windows.

Motion to approve both requests: Ron 1st; Courtenay 2d. Request approved 8-0.

3. 9521 Tamarack Drive—Susan Muller will be sent a letter requesting a plan in line with the board's patio policy.

Sarah Leveridge reported that gutter cleaning will occur after most blooms and seeds have fallen. Cleaning will probably occur in mid-May.

Following recent storms and in response to a few inquiries from residents, Sarah will have a few roofs examined to determine whether actual damage occurred.

Sarah also confirmed that chimneys and fireplaces will be inspected as part of the regular repair cycle.

Regarding roadway maintenance, Sarah will ask the previous repair company [Apex?] to return and give us their opinion regarding the need for general repair to fill and patch holes and reseal cracks during 2021. Also, streets should be swept as recommended in order to extend the life of the Tamarack Drive surface.

SPLAT's pear tree replacement project has been completed. The contractor will replace trees that did not survive, using the trees specified by Nancy Snively. Replacing other trees is the homeowner's responsibility, and owners must submit plans for architectural review and approval.

Sarah will address complaints re: barking dogs at 9245 Spring Forest (Linda Sokolsky) by sending a formal letter by certified mail with return receipt, explaining board policy re: noise nuisance.

Other Discussions:

Steve Cracraft is collecting information regarding property east of SPLAT and is drafting a letter on SPLAT's behalf.

Jeanette Shallop reported that the Summer Picnic is being planned for September 12th. A highly recommended food truck has been booked. She will recruit a committee, and there is interest in having some entertainment near the end of the gathering.

Work Order Report

Sarah stated that the work order report had no items of note.

Steve Cracraft left the meeting at this point.

Adjournment

There being no further business, President Funk requested a Motion to Adjourn: Courtenay 1st; Jeanette 2d. Motion was approved 7-0.

President Funk adjourned the meeting at 3:45PM.

Respectfully submitted,

Martha Lamkin

Secretary

Next Board Meeting: May 17 @ 2:00PM via Zoom