

Springmill Lakes at Tamarack Co-Owners Association

Board of Director's Meeting

Central Insurance Associates

70 East 91st Street, Suite 200

Monday, August 16, 2021

Call to order: President Jim Funk called the meeting to order at 2:15PM. Other board members present: Barbara Banner, Martha Lamkin, Judy Palmer (by Zoom), Chuck Rutledge (by phone), Jeanette Shallop, Ron Watson (by Zoom), Courtenay Weldon. Also attending: Sarah Leveridge, Ardsley property manager, and Carolyn Magnes, Director of Communications. Absent: Steve Cracraft.

Approval of Minutes: Minutes of the July 19, 2021, meeting were approved as mailed. Motion to approve Minutes of 7/19/21: Courtenay 1st; Martha 2d. Motion approved 8-0.

Treasurer's Report: Judy Palmer reported that there is a little extra money in the street expense line, and the insurance deductible is only \$2500 to date. Inspections continue to call for repairs upon sales. We have extra issues with drains, and our biggest charges for building repairs will be coming soon. The snow removal account remains concerning. Cash flow will be carefully watched by Sarah and Judy.

The Finance Committee has met once. Members had a thorough discussion of the Reserve Report, priorities, and options for financing needs. The committee focused on several projects costing the largest amounts. These include: paving streets, replacing wood siding, and roofing.

Funding mechanisms discussed include raising monthly fees, a special assessment for a single project such as paving streets, or taking an outside loan with repayment to come from monthly fee increase. The committee would like to determine a major priority for which funds could be raised fairly quickly so that owners would experience a finished project. Repairing roads and streets is a strong first option. Committee members are hesitant about taking a loan, although current interest rates are low.

The Finance Committee strongly recommends that funds raised for future needs covered by the Reserve Report should be secured so that they can only be used for the purposes intended. Any proposed invasion of these funds for other purposes should require the votes of a significant majority of the entire community.

The committee hopes to wrap up its recommendations at its next meeting so its report can be discussed at the September board meeting.

Following the Board's determination of priorities and recommendations, small group meetings of owners should occur in early October. Discussions could be held both by Zoom and on home porches, where possible and weather permitting. Materials will be distributed prior to the small group meetings, and much communication should occur to support attendance and engagement of residents to explain needs and answer questions.

Motion to Approve Treasurer's Report: Martha 1st, Barb 2d. Motion approved 8-0.

Old Business:

Materials for 2021 major repairs should be delivered today or tomorrow. Marking for repairs began today, and repairs should begin on August 17, lasting 2-3 weeks. Ryan Finney's painters should be able to move forward without delay.

The aerator appears to be working; however, Sarah will confirm.

Regarding SPLAT tree management, Ken-Cut's tree replacements will occur in the Fall. The contract with BAM Outdoor has been executed; however, the Courwork is 2-3 weeks behind. Several additional trees have been identified. All residents and board members should forward issues to Sarah so she can coordinate effectively.

Barb will consult the SPLAT property inventory and notify residents of their responsibilities for maintaining trees and landscaping. She will give each resident a copy of their unit's plantings. Of particular concern are trees and shrubs that are overgrown and touch buildings.

Barb will also identify invasive plants such as honeysuckle and work with Sarah to get an estimate for removal.

Work on the damaged 96th Street gate has begun and should be completed by month's end.

Martha reported that she, Judy, and Steve Cracraft will meet with SPLAT counsel to finalize amendments to Section 34 of SPLAT's Declaration. Counsel will also be asked to review the Amended Articles and By Laws of the Nature Preserve before they are filed.

New Business:

There were no Architectural Review requests. However, Barb reported a water leak at 8525 Tamarack. Sarah will investigate and have it repaired.

Jeanette shared exciting plans for the SPLAT picnic on Sunday, September 12. Twenty-five reservations have been received. Jim emphasized that all board members should attend. It's important for the board to circulate among all residents.

Jeanette also thanked Carolyn for her constant communication to residents re: activities and notes of interest.

Other Discussions:

9219 Tamarack – Drain behind Newman's was uncovered, disclosing more work to be done.

9257 Tamarack – Foundation work is addressing water damage.

9255 Tamarack – Work on downspout/drainage should be addressed by the owner.

9209 Tamarack – Engineer Tim Morris is working on a report re: crack in drywall which did not arise in the home sale inspection report.

9287 Spring Forest Drive – Chimney flashing repairs are complete. The owner is having a 3d party inspection.

Sarah will provide a detailed repair report at the next board meeting so the board can see the number and extent of requests made.

The board had a general discussion related to responsibilities of board members. Individual members should not take work requests. As communicated to residents, to be most efficient all issues should be sent to Sarah. Concern was also expressed that directors have a responsibility to attend and actively participate in board meetings so that decisions can be made by the board as a whole. Members also observed that having historical knowledge is helpful and that orientation for new members should occur in the future.

Motion to Adjourn: Courtenay 1st; Jeanette 2d. Motion approved 8-0, and meeting adjourned at 3:40PM.

Respectfully submitted,

Martha Lamkin, Secretary

NOTE: The next SPLAT Board meeting will take place on

Monday, September 20, 2021

Location: TBA