

Springmill Lakes at Tamarack Co-Owners Association

Board of Director's Meeting

Via Zoom

Monday, February 21, 2022

Call to order: President Courtenay Weldon called the meeting to order at 2:03PM. Other board members present: Steve Cracraft, Jim Funk, Martha Lamkin, Judy Palmer, Bernie Pierce, Jeanette Shallop, Ron Watson. Also attending: Sarah Leveridge, Ardsley Management.

Approval of Minutes:

Motion to approve Minutes of January 17 Board Meeting: Steve 1st; Jim 2d. Motion passed 8-0.

Motion to approve Minutes of January 28 Special Board Meeting: Jeanette 1st; Bernie 2d. Motion passed 8-0.

Motion to approve Minutes of February 9 Special Board Meeting: Bernie 1st, Ron 2d. Motion passed 8-0.

Treasurer's Report:

January 31, 2022, financial statements do not show debt service and roofing accounts yet. These will be added in February reports. Loan funds were received on February 11.

Motion to approve Treasurer's Report: Jim 1st, Ron 2d. Motion passed 8-0.

Old Business:

Sarah Leveridge reported that tree trimming should occur soon.

Steve Cracraft updated the board on the current TMK proposal for development of property east of SPLAT. By consensus the board agreed to develop communications to co-owners, including an overview of the proposal and a copy of the LOI. The board will solicit comments and questions, all of which should be sent to Sarah. Steve will review and respond. Board members will receive copies of homeowner input and responses thereto. The board will hold informational meetings and share updated information with co-owners.

Barb Banner joined the meeting at this point.

An engineer will be engaged to review TMK's development plans. Perhaps this topic can be added when Tim Morris meets with SPLAT representatives on March 3d regarding road conditions. His report re: the road will be requested before the board's March 21st meeting.

Inspections of buildings on the 2022 repair cycle and the boardwalk are set to occur on April 25. Power washing will occur prior to that date.

Rocklane will assess and repair chimneys as weather permits.

Jim Funk reported on the Nationwide Insurance proposal circulated earlier by email. The deduction will be increased to \$5,000. Earthquake coverage is included. Motion to approve Nationwide Insurance coverage: Jim 1st, Bernie 3d. Motion passed 9-0.

Architectural Report:

9403 Spring Forest (Spurgeon & Volmer) requests to add finished roof on 2d level. Motion to approve: Jim, 1st, Barb 2d.

9245 Spring Forest (Sokolsky) requests replacement of garage door to SPLAT specifications at owner expense. Motion to approve: Steve 1st, Jeanette 2d. Motion passed 9-0.

New Business:

Geese control for 2022 will use the Egg Addling process. Instead of relocating geese or killing them, population growth is prevented through birth control. If eggs don't hatch, geese find new nesting spots, perhaps in a new location. Motion to hire Rusty's Animal Control for geese removal: Bernie 1st, Steve 2d. Motion passed 8-1.

Sarah confirmed that roof raking is included in the Ken Cut contract.

9276 Spring Forest (Prince). In light of bids received, Tim Morris will be asked for his engineer's report to assess needed work. Motion to approve: Jim 1st, Steve 2d. Motion approved 9-0.

9251 Spring Forest (Culp). An engineering report has been requested. The brick walk may be replaced at owner's expense and recorded for future owner's responsibility.

Adjournment: There being no further business to come before the meeting, Chair Weldon adjourned the meeting at 4:21PM.

Respectfully submitted,

Martha Lamkin, Secretary

NOTE: The next SPLAT Board meeting will take place on

Monday, March 21, 2022

Via Zoom