

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

P1-2

Board of Director's Meeting

June 12, 2023

Jim Funk's Condo, 9366 Spring Lakes Dr.

**Call to order:** President Courtenay Weldon called the meeting to order at 2:04 pm. Other board members were present: Max Oldham, Barb Banner, Bernie Pierce, Katie Betley, Jim Funk, Ron Watson, Jeanette Shallop and Steve Cracraft. Other attendees: Dan Courtney, KMC and Carolyn Magnes, Newsletter editor.

**Approval of Minutes:**

Motion to approve Minutes of the May 15<sup>th</sup> Board Meeting – Motion-Jim, , Ron 2<sup>nd</sup> Motion passed 9-0

**Treasurer's Report:**

- The 2022 audit report is completed. Max and Courtenay will review with the auditor.
- A discussion regarding what accounts, Operations and Reserve, should be used to cover various costs. Several invoices have been booked in the wrong accounts. This will be corrected. An explanation of the correct accounts was given and agreed upon. The 2024 budget preparation will consider modifying the account structure.
- Motion for approval Katie, 2<sup>nd</sup> Jim Passed 9-0

**KMC Management Report:**

- Delinquencies are down to one.
- Gutter cleaning has been completed and the 96<sup>th</sup> gate is back in service.
- The street paving project is, for the most part, completed. Small details are pending.
- Condo repairs and painting will start June 12<sup>th</sup>.
- Driveway crack sealing will start and finish on June 15<sup>th</sup>.
- Unit descriptions will be entered into the FrontSteps database and can be accessed by co-owners.
- An irrigation repair estimate will be issued the week of June 12<sup>th</sup>.

**Old Business**

- Jeanette is gathering information for the upcoming board vacancy.
  - Steve will review the by-laws to make sure the proper procedures are followed.
- A deadline will be issued for removal of the unapproved backyard arbor/screen at 9507 Tamarack Dr. Motion Jim 2<sup>nd</sup> Ron Passed 8-0 (Steve left the meeting at 3:55 pm)
- TMK Development specifications are pending. Resolution is expected soon.

**New Business**

- Architectural Approval Submissions:
  - 9476 Tamarack Dr. Invisible pet fence Motion Steve, 2<sup>nd</sup> Katie Passed 8-1
  - 9522 Cedar Springs Dr. An invisible pet fence has been installed without approval. An approval form will need to be submitted. Dan will follow up.
  - 9538 Tamarack Dr. perennial landscaping requires ACC approval. A request for approval will be sent to the co-owner in question.
  - ACC submissions should be dated.
- A cost proposal for roof repairs to the 13 units being painted was reviewed. The cost will be allocated to the appropriate Operations and Reserve accounts. Motion Bernie 2<sup>nd</sup> Max Passed 9-0
- AES/ARC are responsible for driveway damage at 9269 Spring Forest Dr. Historical information was given to Dan for action.
- Jim is checking on what liabilities the association may have with electric vehicle charging stations.
- Bids for walk maintenance will be solicited based on a recent inspection. Action Dan

**Adjournment:** There being no further business to come before the meeting, President Weldon adjourned the meeting at 4:10 pm

**NOTE MEETING CHANGE:**

**Next board meeting will be on Monday, July 24<sup>th</sup> at Ron Watson's condo, 9265 Tamarack Dr.**

Respectfully submitted,  
Bernie Pierce, Secretary.