

Springmill Lakes at Tamarack Co-Owners Association

Board of Director's Meeting

Central Insurance Associates

70 East 91st Street, Suite 200

Monday, June 21, 2021

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

Approval of Minutes: Minutes of the May 17, 2021, meeting were corrected to state that \$386 remain in the snow removal budget for the year. Motion to approve Minutes of 5/17/21: Jeanette 1st; Steve 2d. Motion approved 8-0.

Treasurer's Report: Judy Palmer reported that there were no significant expenses in the past month. However, we should monitor expenses for repair of the gate, charges for mulch (which has been completed), and potential roof repairs. Reserve Funds budgeted for 2021 are \$27,894. Some expenses originally budgeted under the Reserve Fund may be covered by operations.

Judy stated that the final audit has been received. The audit confirms a total Reserve Fund of \$303,268.00 as of 12/31/20. Motion to approve receipt of audit: Courtenay 1st, Ron 2d. Motion approved 8-0

Judy reported that Jim appointed a Finance Committee. Members are: Judy Palmer, Chair; Ron Watson, Co-Chair; Jeff Brown; Don Willing; Bill Butler; Judy Malarney; and Norm Newman. The committee will explore financing options for priority work so that fee increases are phased appropriately to support the cost of needed repairs. The committee will meet and may have diverse views. Sarah will send the 2d reserve study to committee members. Board members should be thinking about their assessment of priorities since the board's input is needed. The board will discuss priorities at its July 19 meeting.

Motion to approve the Treasurer's Report: Courtenay 1st; Steve 2d. Motion approved 8-0.

Old Business:

Courtenay reported that Hostetler submitted the first bid for building repair. Repair of one building was estimated to be \$80,000. Costs for 4 buildings were estimated to be \$400,000. Work would begin 6 weeks out, so repairs would be done in August. The J & W bid is due next week. Sarah will send a cost comparison of these two bids to the board.

Martha reported that the Nature Preserve corporate Articles and Bylaws have been approved by Tamarack Seventeen and are ready for review by SPLAT counsel prior to filing. Judy and Martha will ask SPLAT counsel to combine this review with work needed to revise the SPLAT Declaration in time for the next annual meeting, as planned.

Jim reported that the Board approved asphalt and drain work by email vote on May 20, 2021. EMAIL VOTE: 8-0. Chuck Rutledge did not vote.

Street sweeping and crack sealing are underway.

The aerator hookup is still on hold. Sarah is in communication with AES to complete the work.

A list of trees needing replacement was shared with the board as the result of a walk through the community by Sarah, Courtenay, and Nancy Snively to determine which trees are under warranty. Three bids have been sent out for response. Work needs to be prioritized in accord with the budget allowance. Itemized bids will be requested.

Regarding the damaged 96th Street gate, SPLAT has received a check for \$16,600 from our insurance carrier which will now pursue reimbursement from the truck company's insurance company. Repairs of the gate are at least a month away—likely the end of July or early August—due to delays in getting needed materials.

Barb Banner submitted one Architectural Review Form for review. Martha Whiteman at 9355 Spring Forest requests approval to bring her deck up to current code requirements using a stainless steel cable system. Motion to approve: Barb 1st; Courtenay 2d. Motion approved 8-0.

Jim reported that the ADT contract renewal has been received. Since the 5-year contract holds cost at current rates, the board gave its consent to renew. The contract runs from June 2021 to August 2026. This will help in budgeting.

Sarah will send out the regular work order report as soon as her family emergencies permit.

The board discussed the need to remind homeowners of their responsibilities for upkeep under Section 12 of our HOA Declaration.

As Hospitality Chair, Jeanette answers questions raised by new residents. Questions regarding landscaping should be directed to Sarah or Barb. Some issues re: floor joists arise in home inspections. Responsibility for addressing the cost of repair will depend on the circumstances causing the issue.

Motion to Adjourn: Courtenay 1st; Ron 2d. Motion approved 8-0, and meeting adjourned at 3:11PM.

Respectfully submitted,

Martha Lamkin, Secretary

NOTE: The next SPLAT Board meeting will take place on

Monday, July 19, 2021

at

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70 East 91st Street, Suite 200

Zoom connection will be available for those not wanting to attend in person.