

Springmill Lakes at Tamarack Co-Owners Association

Board of Director's Meeting

On-line via Zoom

Monday, March 15, 2021

Call to order: President Jim Funk called the meeting to order at 2:03PM. Other board members present: Barbara Banner, Martha Lamkin, 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 2/15/21: Courtenay 1st; Judy 2d. Motion approved 8-0.

Steve Cracraft joined the meeting at 2:10PM.

Treasurer's Report: Judy Palmer commented that year-to-date expenses are normal for this time of year. Reserve funding was used for the first payment for the Reserve Study. Judy requested volunteers for a finance subcommittee to help match financial resources with priority projects identified in the reserve study. Ron Watson agreed to serve. Judy also asked for suggestions of financially sophisticated non-board member residents who could help with this effort. Jim asked for volunteers for a sub-committee of the board to review the initial draft of the Reserve Study prior to its presentation to the full board. The following agreed to serve: Barb Banner, Jim Funk, Steve Cracraft, Judy Palmer, Chuck Rutledge, and Courtenay Weldon. Motion to approve the Treasurer's Report: Jeanette 1st; Courtenay 2d. Report approved 9-0.

Old Business:

Sarah Leveridge reported that four ATD inspections remain outstanding. President Funk made follow up calls.

Regarding geese management, Ken Cut has made the first application. Only two geese were spotted the following week. Ken Cut will make the second application soon, hoping to prevent geese from nesting this year. This would make Summer more pleasant.

Martha Lamkin reported that Nature Preserve President Bernie Pierce is sharing the proposed, newly Amended Articles of Incorporation and By Laws for the Nature Preserve (NP) with representatives of T-17. President Funk emphasized that the board and president of T-17 should approve the proposed Articles and By Laws in order to formalize T-17's financial support within 30 days. These actions should proceed 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 Banner conducted a number of conversations with residents regarding a policy to assure 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. Only two matching patio style chairs and a complementary table will be allowed. These must be removed and stored inside for winter.
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.

Barb will draft a final policy for board approval.

Courtenay presented a list of acceptable types of windows for the board's consideration: Anderson Windows, Renewal by Anderson, and Pella, all of which are good quality. Trim on Pella windows has permanent finish that best matches SPLAT's colors. All replacement windows, including diamond-shaped panes, must be fixed or operable casement. Replacement requires Architectural Committee and Board approval prior to any work.

Sarah is scheduling a meeting to plan wood repair. RAF will do the power washing prior to giving us a wood repair estimate. Courtenay emphasized that if a few pieces of siding and trim are deteriorating, the entire gable end trim or chimney should be replaced, SPLAT will specify that Hardie Plank® by James Hardie with 30-year warranty must be used for repairs (including trim). Separate bids will be obtained for painting and repairs. Painting contractor should give SPLAT an option on Sherwin-Williams top line of paint which has a warranty of 10-15 years instead of the 6-8 year paint used in the past. This will allow SPLAT to determine whether long term savings can be expected.

Barb presented several items related to Architectural Review:

1. 9356 Spring Lakes—Beth Lawn has engaged Clevernest to replace kitchen and other current windows with Anderson windows. Motion to approve: Courtenay 1st; Barb 2d. Request approved 9-0.
2. 9283 Spring Forest—Wendy and Erick Ponader request approval to replace a shingle roof over their den with copper. Motion to approve: Courtenay 1st; Jeanette 2d. Request approved 9-0.
3. 9345 Spring Forest—Terry and Chuck Rutledge request approval of a patio in front of their unit. The board requested a professional plan that specifies materials and meets the requirements for patio approval (above). This request was tabled until clarified.

4. 9245 Spring Forest—Linda Sokolsky. The fence has been constructed in compliance with SPLAT policy and now must be painted. The dog should be brought indoors as soon as possible so that neighbors are not bothered by barking. [President Funk sent the owner an email noting both requirements to complete conformity with policy.]
5. 9521 Tamarack Drive—Susan Muller will be sent a letter requesting a plan in line with the board's patio policy.

The board considered the request of Bernie Pierce that SPLAT approve a firepit in the common area at the entrance to the Nature Preserve. After discussion, the board consensus is that approval would require: (1) receipt of final NP Articles and Bylaws within 30 days and (2) receipt of a letter from the NP board specifying that the NP will take all responsibility for the firepit and its use; hold SPLAT and its residents harmless from all consequences related to the firepit; maintain the firepit in good order; and schedule and be responsible for use of the firepit. Jim will relay this information to Bernie.

Courtenay reported that the asphalt expert consulted recommends street sweeping twice a year and crack sealing once a year. This will allow SPLAT to get one or two more years out of the Tamarack Drive surface.

Dead ash trees on neighboring land owned by Leo Stenz need to be removed before damage occurs to SPLAT property. Courtenay will ask Bob Lowe for contact information to facilitate expeditious communication.

Considering recent news articles about HOA policies for solar panels, Judy Palmer recommended that the board acquaint itself with this issue. Sarah will provide information from the national HOA professional association.

Work Order Report

Sarah stated that the work order report had no items of note. Repairs are occurring in a timely manner. The board should consider revising its snow removal policy and guidelines for the 2021-22 winter due to damage done this past winter. Emphasis should be placed on saving brick, if possible.

Adjournment

There being no further business, President Funk adjourned the meeting at 4:15PM.

Respectfully submitted,

Martha Lamkin

Secretary

Next Board Meeting: April 19 @ 2:00PM via Zoom

