

Springmill Lakes at Tamarack Co-Owners Association

P1-2

Board of Director's Meeting

May 15, 2023

Barb Banner's condo, 9327 Spring Lakes Dr.

Call to order: President Courtenay Weldon called the meeting to order at 2:05 pm. Other board members were present: Max Oldham, Barb Banner, Bernie Pierce, Katie Betley, Jim Funk, and Steve Cracraft. Via ZOOM: Ron Watson and Jeanette Shallop Other attendees: Dan Courtney, KMC and Carolyn Magnes, Newsletter editor.

Meeting Guest: Greg Burkert- Rocklane Roofing company. Rocklane completed an inspection of roofs replaced in 2004, 2005 and 2006. The purpose of this inspection was to determine the condition and life of SPLAT's oldest roofs. A detailed report was presented. The summary of Rocklane's inspection is: The roof life of three buildings is 1-2 years, four buildings were judged at 2-3 years of life and two buildings were judged to have a life of 3-4 years. Our original life expectancy was 25 years. The result of the inspection reveals actual life of 20-21 years. This is substantially earlier than planned and our Reserve Funds are not sufficient to support this earlier than expected cost.

Approval of Minutes:

Motion to approve Minutes of April 17 , Board Meeting – Motion-Katie, , Barb 2nd Motion passed 9-0

Treasurer's Report:

- The 2024 budget preparation has started.
 - In addition to operational expenses rising, roof replacement is coming due earlier than expected.
 - An irrigation assessment is being undertaken to determine our long-term plan to either continue to maintain or replace.
- In the case of condos sold, the inspection report requirements are becoming costly to the Association. It may be necessary to charge condo seller's fee to more than the \$1,000 currently in effect.
- The 2022 audit report should be completed in June.
- Motion for approval Katie, 2nd Jim Passed 9-0

KMC Management Report:

- Delinquencies are higher than experience. This may be attributed to the transfer to the KMC system.
- Gutter cleaning was approved and will start in late June. At that time, Northside will give SPLAT a report on areas that may benefit if gutter guards are installed. Motion—Bernie, 2nd Barb Passed 9-0
- 96th St. gate opening mechanisms have been replaced. The original openers will continue to operate the gates.
- The street project continues. Concern over grading and grass seeding at curb replacements will be reported to Tim Morris, project leader for corrective action.
- Condo painting will start in about three weeks. Certa Pro is the contractor.
- Drive crack sealing will begin after the streets have been completed.
- 9507 Tamarack Dr. unapproved backyard arbor/screen installation will be removed.
- Reminder—Max needs budget information by June 1st.

Old Business

- Jeanette is working on board vacancies due to terms being completed.
 - Steve will review the by-laws to make sure the proper procedures are followed.
- Unit Description documents are being upgraded. Barb and Max are coordinating this activity.
- TMK Development specifications are still not available.

New Business

- Architectural Approval Submissions:
 - 9248 Spring Forest—landscaping—Approved.
 - 9269 Spring Forest—landscaping—Approved.
 - 9247 Spring Lakes—replacement windows—Approved.
 - 9514 Cedar Springs – privacy fence—Declined. Fence located too far from patio.
- 9345 Spring Forest--aggressive pet broke through invisible fence—KMC to notify co-owner of requirements.

Adjournment: There being no further business to come before the meeting, President Weldon adjourned the meeting at 4:20 pm

NOTE MEETING CHANGE:

Next board meeting will be on Monday, June 12th, at Jim Funk's condo, 9366 Spring Lakes Dr.

Respectfully submitted,
Bernie Pierce, Secretary.