

Springmill Lakes at Tamarack Co-Owners Association

Special Board of Director's Meeting

March 21, 2022

Jeanette Shallop's Condo

Call to order: Courtenay Weldon, President, called the meeting to order at 2:05 pm. Members attending in person: Judy Palmer, Jeanette Shallop, Ron Watson, Steve Cracraft, Bernie Pierce, Barb Banner, Katie Betley. . Guest Carolyn Magnes, Newsletter Editor.

Via Zoom: Jim Funk and Sarah Leverage, Ardsley Manager.

Approval of Feb 21 and March 14 board minutes- Motion: Steve, 2nd Ron Vote: 8-0

Treasurers Report: February report in line with forecast.

Motion for approval: Courtenay, 2nd Jeanette Vote: 8-0

Old Business:

Fall Tree Schedule: Selected contractor did not show Tasks to be re-assessed and rebid

TMK development status—Revised LOI has not been sent to Steve as of today's meeting. A tentative communications schedule has been developed. We are waiting for the revised LOI.

Engineering engagement on roads/curbs: A report from Tim Morris is due the first or second week of April.

2022 Building Cycle Updates: Selected buildings have been power washed and are ready for inspection. Boardwalk was also power washed in preparation for minor repairs and staining.

Chimney Inspections: Rocklane will inspect roofs and chimneys in April and issue a report of their findings.

Geese Relocation: Contractor has been selected.

Metrics and Trends: Looking for historical information. Analyzing maintenance reports.

New Business:

Architectural Requests:

9403 Spring Forest—Replace all windows with Pella

9308 Spring Forest—Landscaping renovation plan submitted

Motion for approval of above two requests-Motion, Barb, 2nd Ron Vote: 9-0

9245 Tamarack – will offer advice on pet containment

New Business continued:

Since it is that time of the year for co-owners to work on their landscaping, a special news blast will be sent out to include the mulching directions listed in the co-owner's handbook. Proper foundation landscaping techniques is critical to ensure proper drainage away from condo foundations. Since many co-owners have their landscaping done by contractors, a special emphasis will be made to make sure the contractor is aware of the standards SPLAT has in place.

Work Order Report:

9251 Spring Forest—engineering report documents issues that need to be resolved by the co-owner.

9247 Spring Lakes--- Attached engineering report, dated September 14, 2020, detailing poor construction practices for supporting floor joists. No interior problems were noted even though construction practices are questionable. Since there are no immediate problems identified, no action will be taken. However, from a practical standpoint, many of the locations observed in the crawl space may be raised as potential structure deficiencies during a mortgage inspection for sale of the property and negotiations/remediation may be required for the sale to go through. Therefore, the board acknowledges that in the future the Association may have to pay for remedies listed in the attached report.

Other items discussed:

Insurance: Jim reported that our insurance renewal is approved, and all is in order.

Adjournment: Chair Weldon adjourned the meeting at 4:25 pm

Respectfully submitted,

Bernie Pierce, Secretary