SPRINGMILL LAKES AT TAMARACK

Board Minutes: September 15. 2025

Meeting called to order by President Bernie Pierce at 2:01

MEETING ATTENDANCE: Bernie Pierce, President, Kim Essenberg, Treasurer, Jeanette Shallop, Secretary, Jeffrey Brown, Mark Kaiser, Dan Courtney, KMC Property Manager; Carolyn Magnes, SPLAT Newsletter Manager. ABSENT: Katie BetLey, Steve Cracraft, Barb Banner, Courtenay Weldon

BOARD MEETING MINUTES: August 18, 2025
APPROVED: 5-0

1st: Jeffrey Brown
2nd: Mark Kaiser

TREASURER'S REPORT;.
APPROVED: 5-0

1st: Jeffrey Brown

2nd: Mark Kaiser

OLD BUSINESS:

- Roofing project for 4 buildings will begin in week of *9/22* by Rocklane.
- Chimney notice to co-owners has been sent. Inspections and certifications on-going by CinderBox through year end.
- Irrigation repairs & projects are complete for 2025. Completion of 15% remaining is scheduled for 2026.

NEW BUSINESS;.

1. Insurance for 2025-2026: Two providers submitted proposals. Indiana Farm Bureau insurance plan has better features *1*coverage than the current insurer is able to provide.

   APPROVED: 5-0
   1st: Kim Essenberg

   2nd: Mark Kaiser

2. NATURE PRESERVE budget for 2026 is healthy due to grant from the state. Cost to SPLAT and TAM17 will be unchanged.

   APPROVED: 5-0

   1st: Jeffrey Brown

   2nd: Jeanette Shallop

3. Draft 2026 budget reviewed for proposal & approval at SPLAT Annual meeting

   APPROVED: 5-0

   1st: Jeffrey Brown

   2nd: Jeanette Shallop

4. SPLAT picnic was successful. Cost overage of $217.87 was approved at prior Board meeting.

5. ADT services will be renegotiated for inspections moved to every other year rather than annually.

6. Reserve study preliminary plan will be finalized by year-end.

7. ACC approvals:

1, 9328 Spring Forest: patio project (Virtual approval: 9-0)

2. 9539 Cedar Springs: Anderson screen door (Approval: 5-0)

8. ANNUAL MEETING: October 29,7:00 @ Drury Inn

1. NOTICES SENT TO RESIDENTS BY OCTOBER 15

2. Budget for 2026 to be approved.
3. New Board members approved: Current candidates: Eric Gillespie and Andy Bratton. Others may submit prior to October 15th
4. Dues increase of 5% will be proposed to cover forecast expenditures
5. Two proposals for changes to the by-laws/declarations:
    a. Electronic voting for by-laws changes
    b. Electronic voting for special meetings and annual meetings

       APPROVED: 5-0

       1st: Jeffrey Brown

       2nd: Mark Kaiser
    c. Change Board spending limits decisions from $5000 to $25,000

       APPROVED: 5-0

       1st: Jeffrey Brown;

       2nd: Mark Kaiser

MEETING ADJOURNED: 3:45 p.m.