SPRINGMILL LAKES AT TAMARACK

September 14, 2026

NEXT BOARD MEETING: October 12 @ _____

ANNUAL MEETING: OCTOBER 14TH @ 7:00 at Homewood Suites

Meeting called to order at 2:00 by Board President Katie Betley.

ATTENDANCE: Katie Betley, President; Jeffrey Brown, Vice President; Kim Essenburg, Treasurer; Jeanette Shallop, Secretary; Eric Gillispie; Barb Banner; Mark Kaiser; Steve Cracraft; Andy Bratton; Dan Courtney, KMC Property Manager; Carolyn Magnes, SPLAT communications/Newsletter Manager.

Resident guest attendance: Bernie Pierce reporting on chimney inspection compliance.

AUGUST BOARD MEETING MINUTES:

APPROVED: 9-0

- 1ST: Jeffrey Brown
- 2nd: Mark Kaiser

AUGUST TREASURER'S REPORT:

APPROVED: 9-0

- 1st: Jeffrey Brown
- 2nd: Andy Bratton

OLD BUSINESS:

- Chimney inspection status reported by Bernie Pierce (former SPLAT Board Chair):
    - Inspection compliance improving with Board requests. Compliance requests will continue until complete.
    - SPLAT $1000 reimbursements to 5 residents who have had to replace their fireplaces.
    - Cinderbox payment / overpayment to be reconciled by KMC.
    - Each resident's chimney status will be documented by KMC into each Unit Description.
- SPLAT picnic was very successful again this year. Cost overage covered from budgeted SPLAT account.

- FOUNDATION / STRUCTURAL financial responsibility policy to be determined with assist from engineer Tim Morris using this criteria: safety & structural integrity. Authority for budgeting decision given to Katie Betley, Kim Essenburg, Dan Courtney:
    - APPROVED: 9-0
    - 1ST: Jeanette Shallop
    - 2nd: Barb Banner

NEW BUSINESS

- ACC requests approved electronically prior to Board meeting:
    - 9271 Spring Lakes for interior changes (Daniels)
    - 9273 Spring Forest for interior changes (Bingle)
- Pond Boardwalk replacement project assigned to Deaton's at a cost of $69,826. Owens Corning wear decking
  APPROVED: 9-0
  1st: Jeffrey Brown
  2nd : Andy Bratton
- Security Fence damage by delivery truck is being pursued by Dan/KMC.
- Gutter cleaning decision given to Dan / KMC negotiating with Ken's Gutters or Northside Window and Gutter Cleaning based on price and November availability:
    - APPROVED: 9-0
    - 1st: Kim Essenburg
    - 2nd: Andy Bratton
- New sign to be posted for dogs to be leashed during walks.
- Rothemel meeting to discuss landscaping at common border (Mark, Katie)
    - Appreciation for paying for dead tree removal
    - Discussion of remaining landscaping plan
- ANNUAL MEETING: Wednesday October 14th at 7:00 at Homewood Suites
    - 2027 Budget forecasting and projects draft
    - Dues increase proposed for $680 for 2027 from $646 (an increase of 5.3%)
        - APPROVED: 9-0
        - 1st: Jeff Brown
        - 2nd: Mark Kaiser

MEETING ADJOURNED: 3:55