

SPRINGMILL LAKES AT TAMARACK

CO-OWNER ASSOCIATION BOARD MEETING MINUTES

January 12,2026

Meeting called to order by President Katie Betley @ 2:07 pm.

ATTENDANCE: Katie Betley, President; Jeff Brown, Vice President; Kim Essenburg, Treasurer; Jeanette Shallop, Secretary; Barb Banner; Mark Kaiser; Andy Bratton; Eric Gillispie (remote); Dan Courtney, KMC Property Manager; Carolyn Magnes, SPLAT Communications Director; Absent: Steve Cracraft.

DECEMBER BOARD MEETING MINUTES:

APPROVED: 8-0

1st:: Andy Bratton

2nd: Mark Kaiser

TREASURER'S REPORT:

APPROVED: 8-0

1st: Jeff Brown

2nd: Mark Kaiser

RPM gutter cleaning scheduled for January, as weather permits. RPM is to NOT walk of roofs. The four buildings with new roofs have gutter guards.

Approved tree removal scheduled for February.

OLD BUSINESS:

Chimney / Fireplace Repair status: Bernie Pierce

- Home owners are complying with the inspections & repairs as needed.
- Bernie Pierce and Tim Morris are assisting home owners with planning and finding resources for individual unusual repairs.

North Gate Automatic Exit:

- Cost of \$673.20 for the change to the automatic exit will be paid by Cedar Springs residents. No signage will be posted on the gate.
- Should a reversal be required in the future, the Board will decide and pay the reversal costs.

Fence bordering SPLAT and Rothemel property:

- There are mixed opinions and requests by residents on that border fence – several requesting no fence. Landscaping currently is.
- Katie and Mark will bring recommendation to February Board meeting.
- Rothemel stone fence installation: Board will vote on preferred stone.
- Waiting for additional border landscaping plans from Rothemel.

Architectural Control request:

- Symmes will be contacted by KMC to require a meeting and compliance walk-through.

Collections issues will follow the KMC procedures.

NEW BUSINESS:

APPROVED: 6-2: Overnight Parking variance request by Jill Tuttle
(1 truck only, 2 times a week; applies to current occupier; can be revoked at any time)

1st: Eric Gillispie

2nd: Mark Kaiser

APPROVED: 8-0: ACC request by Essenberg for bathroom remodel.

1st: Mark Kaiser

2nd: Jeff Brown

NEXT BOARD MEETINGS: Tuesday, February 17; Monday, March 16

MEETING ADJOURNED: 3:50.