

## **SPRINGMILL LAKES AT TAMARACK**

### **CO-OWNER ASSOCIATION BOARD MEETING MINUTES**

December 15, 2025

Meeting called to order by President Bernie Pierce at 2:03 p.m.

Attendance: Bernie Pierce, President; Katie Betley, Vice President; Kim Essenburg, Treasurer; Jeanette Shallop, Secretary; Jeff Brown, Courtenay Weldon; Barb Banner; Mark Kaiser; Steve Cracraft; Dan Courtney, KMC Property Manager; Carolyn Magnes, SPLAT Communications Director, Eric Gillespie, Andy Bratton, Benji Risman, Greg Harker.

**GATE OPENING AT NORTH ENTRANCE/EXIT:** Greg Harker and Benji Risman presented a proposal to enable automatic exit to 96<sup>th</sup> Street due to excess turnarounds by trucks, vendors, visitors using Cedar Springs roundabout due to no exit. Board will take recommendation and willingness to pay costs (\$673.20) by Cedar Springs residents. Board will pursue some follow-up research on this topic.

#### **NOVEMBER BOARD MEETING MINUTES:**

APPROVED: 9-0

1<sup>st</sup>: Jeff Brown

2<sup>nd</sup>: Steve Cracraft

#### **TREASURER'S REPORT:**

APPROVED: 9-0

1<sup>ST</sup>: Steve Cracraft

2<sup>nd</sup>: Barb Banner

1. Any funds left over from the 2025 budget will roll over to operating reserve (as required by the bylaws).
2. Full year tracking of resale expenses will occur in 2026.
3. GT will complete leaf removal this month if weather permits.

4. RPM gutter cleaning delayed due to weather.

Two projects from 2024 priority budget list will be scheduled;

- Trees trimmed near 9435 Tamarack \$2500
- Moore Chimney repair: \$3500.

### **OLD BUSINESS:**

CHIMNEY / FIREPLACE POLICY

APPROVED: 9-0

1<sup>st</sup>: Jeff Brown

2<sup>nd</sup>: Katie Betley

- Policy will be included in the December Updater.
- Policy will be emphasized in the February SPLAT newsletter.
- Policy will be added to the SPLAT handbook for residents.
- Policy will be added to the closing documents for new condo buyers.

ADT / Alarm monitoring contract will be addressed in 2026.

### **NEW BUSINESS:**

- Exiting north gate automatically approved: 9-0. HOA will pay for changes. Monitoring: Significantly increased traffic and/or excess wear and tear on street or gate.

1<sup>st</sup>: Bernie Pierce

2<sup>nd</sup>: Courtenay Weldon

- Monitoring the chimney/fireplace process will transition to Dan with Bernie volunteering his time into 2026.
- ACC request from David Symmes, 9299 Spring Forest was not approved. Additional information and documentation is required.
- Bat removal from 9271 Spring Forest may require appropriate timing due to their State protection. Bid will be let when appropriate.
- Meeting with Rothemel to discuss fencing and landscaping on 12/18.

- SPLAT Board officers approved:
  - President – Katie Betley
  - Vice President – Jeff Brown
  - Treasurer – Kim Essenberg
  - Secretary – Jeanette Shallop

MEETING ADJOURNED AT 3:56 p.m.