

SPRINGMILL LAKES AT TAMARACK

Board Minutes: October 20, 2025

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

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

BOARD MEETING MINUTES: September 15, 2025

APPROVED: 8-0

1st: Courtenay Weldon

2nd: Mark Kaiser

TREASURER'S REPORT:

APPROVED: 8-0

1st: Courtenay Weldon

2nd: Katie Betley

OLD BUSINESS:

- Roofing of 4 buildings has been completed by Rocklane. Engineering inspections and unusual findings and recommendations will follow for Board consideration.
- Per COA policy that any changes made by co-owner to his/her unit at any time will be the responsibility of that co-owner. This applies to roofing, therefore any requests by a co-owner to replace special copper roofing will reminded that the co-owner may choose to replace roof with copper at his/her own expense”

APPROVED 9-0

1ST: Katie Betley

2nd: Jeff Brown

- ADT contract is to expire on 8/26; contract review and decisions to be made prior.
- Reserve study will be completed by year end 2025.

NEW BUSINESS:

- CHIMNEYS:
 - Chimney repairs continue to be studied. Information from co-owners on repairs is being collected.

- Water sealing of brick chimneys for a cost of \$75,000.00 from the reserve budget will be proposed at annual meeting:

APPROVED: 9-0

1ST: Jeff Brown

2nd: Katie Betley

- Delinquencies:
 - The process for collecting delinquencies will be reviewed, revised as needed and pursued in a legal and humane fashion.
- Letter will be sent by KMC to non-owner occupied units as prescribed in the declarations. This will be done at the beginning of each year AND as needed.
- Kretz development changes are being monitored & Board involvement is on-going.
- SPLAT Annual Meeting will be held on Wednesday January 29th at the Drury Inn. Email notices AND information packets have been distributed.

MEETING ADJOURNED: 4:07