

## APPROVED

### Tamarack Trails Board Meeting - July 23, 2024

Opened 6:30 PM

Present: Members James Steinbach, George Jesien, Dave Larson, Ginny White, Ellen Foley, Jayne Meyer, and Keith Findley. Stacey Haberman and 19 residents attended in person; 14 residents joined by Zoom.

#### I. **Approval of June 25, 2024 Board Minutes - KF/DL - PASSED**

#### II. **Community Correspondence**

Residents offered opinions and suggestions concerning pool project, letter to Alder Nikki Conklin about bike paths in Sauk Creek Greenway, possible city referendum to correct budget deficit, and policy proposals for energy efficiency and conservation and pickleball open play.

#### III. **Association Manager's Report** – Stacey Haberman

- Concrete quotes received were over budget.
- Preliminary pool plans were submitted to State of Wisconsin. Financing options are being explored.
- Badger Swimpools started pool deconstruction on July 15. Workers are also measuring and planning layout for new pool.
- Haberman will send weekly pool updates to residents via email.

#### IV. **Financial Report** – Dave Larson, Treasurer

- A. Unaudited operating account balance at end of June was \$304,000. Reserve balance was \$1,272,000.

#### V. **Committee Reports**

##### A. Architectural Review Board – Dave Larson, Liaison

1. Review July 10, 2024 meeting
2. ARB approved projects for door and window replacements, skylights, and mini-split for heating/cooling.

##### B. Amenities Committee – Keith Findley, Liaison

1. **MOTION:** Approve 50<sup>th</sup> Anniversary Pickleball Tournament *for residents only* on September 21-22. **KF/DL - PASSED**

##### C. Garden Committee – Ellen Foley, Liaison (no meeting)

##### D. Finance Committee – George Jesien, Liaison

1. Review July 17, 2024 meeting.
2. **MOTION:** Approve recommendation to seek out \$600,000 line of credit based on assessments as collateral. Haberman, Larson and Tom Ferris will begin process to seek out financial institutions and terms for line of credit and present results to board for action. **GM/KF - PASSED**

E. Maintenance Committee – Jayne Meyer, Liaison

**MOTION:** Approve \$6,900 Hein Construction proposal for wood rot repair at 17 Mountain Ash. (Owner will pay 1/3 of cost, \$2,300.) **JM/EF - PASSED**

F. Resident Activities Committee – Ginny White, Liaison

1. Review July 10, 2024, meeting.

2. **MOTION:** Approve nomination of Maureen O'Keefe. **GW/GJ - PASSED**

3. 79 residents attended potluck supper on June 30

4. "Fixed Income" band will perform Thursday, July 25, 6:30 to 8:30 PM

F. Welcoming Committee – Ginny White, Liaison (no meeting)

1. New resident reception will be held Thursday, September 19

G. Human Resources Committee (no meeting)

## VI. Unfinished Business

A. **MOTION:** Approve proposal (attached) to revise Recreation Policy sign-up process for tennis/pickleball courts. **KF/DL - PASSED 4/3.**

B. **MOTION:** Approve proposed policy (attached) for energy efficiency and conservation and send to Finance Committee to consider clarifying last two sentences. **KF/DL - PASSED**

C. **MOTION:** Accept revised Terms of Reference for Amenities Committee - **DEFERRED**

D. **MOTION:** Accept revised Terms of Reference for Finance Committee - **DEFERRED**

E. City of Madison Impacts on Association Sub-Committee – Jayne Meyer  
Tamarack residents are gathering documents for attorney defending Tamarack against city's claim that some properties that abut Sauk Creek Greenway encroach on city-owned property.

F. Greenway Action Team – Ellen Foley, Jayne Meyer, Ginny White

1. Update on recent events.

2. **MOTION:** Approve redrafting letter immediately to Alder Conklin encouraging her to continue her opposition to north-south bicycle path in Sauk Creek Greenway and send to board for email vote. **EF/DL - PASSED**  
Steinbach will sign letter if vote is unanimous.

G. Association's 50<sup>th</sup> Anniversary – Ginny White, liaison - **DEFERRED**

H. Solar Ad Hoc Committee – Dave Larson, liaison - **DEFERRED**

I. Updates on Board Goals - **DEFERRED**

**VII. New Business**

- A. **MOTION:** Approve proposal to publicly state Board's opposition to any city budget action that increases Tamarack residents' property taxes. (No motion presented.)

**VIII. Community Reports & Other Business - None**

**IX. Adjourn 8:25 PM - DL/KF - PASSED**

**Next Board meeting:** Tuesday, August 27, 2024, at 6:30 PM