

*****APPROVED*****

**Tamarack Trails Community Services Association, Inc.
MAINTENANCE, SAFETY AND SECURITY COMMITTEE**

Meeting Minutes (for review and approval)

September 10, 2024, 4pm, Clubhouse

MC Members Present: Sharon Genthe (Chair), Eileen Kramer, Chris Harper, Janet Hirsch, Rosemary Stenback Absent: Julie McLaren. David Reed
Also Present: Stacey Haberman/Association Manager, Jayne Meyer/BOD liaison, NGT speakers: Jim Waeffler and Paulette Harder; Tom Ferris, David Larson, Mary Feuerherd

- I. **Call to order** at 4pm.
 - II. **Minutes from August 15th, 2024** meeting were approved with revisions. Moved by Janet, seconded by Eileen. Passed
 - III. **Community Correspondence** – Stacey spoke regarding deck replacement on 11 Mountain Ash. Question regarding TT portion vs. resident portion, Dave Larson recommended that rather than making decision based on dimensions, that we request the contractor to provide 2 quotes, 1 for the enclosed screen porch portion and then also another for the not enclosed portion, Stacey will follow-up with contractor and make this request.
 - IV. **Manager's Report** - Stacey
 - A. All of the concrete has been poured in the pool, tile will be the next step, colors have been viewed and voted on by interested residents.
 - B. Concrete work has started in Oak Creek on September 9th, this year we are focusing only on the areas that are potential safety issues, due to budget constraints, as concrete has tripled in cost. Our original quote was for \$80k+ and our 2024 budget is \$50,600.00
 - C. Asphalt work will be next week, September 17th is Oak Creek, all affected residents have been contacted.
 - D. Reserve Study will be this week, Wednesday and Thursday, Stacey, Rich, Tom and Larry will be assisting with this.
 - E. Zeigler will begin rock wall projects in October
 - F. MC is beginning to review maintenance policies. We began with V-501, the section on Decks.
- MOTION: Wood Decks** - The Association shall be responsible for the maintenance, repair and replacement of the wood joists, decking and railings to ensure the structural integrity of the deck. The Association will be responsible for painting/staining decking and rails on a scheduled cycle (commonly four to six years). The Association will supply paint or stain to homeowners willing to do the work on their own.
- A. Deck is failing structurally. At no cost the Association will replace the decking with green pressure treated wood decking. The owner can upgrade to Azek composite decking by covering ~~half of~~ the difference in the cost of the materials.

B. Deck is structurally sound, but decking requires re-staining ~~is treated with a badly peeling solid color stain~~. At no cost the Association will sand and stain the deck with a semi-solid penetrating stain. ~~This process will maintain the decking until planned replacement starts in the year 2024. The owner can upgrade to Azek decking by covering half of the cost of the material~~

- a. Was moved by Janet, seconded by Chris. Passed to move to BOD for approval of 30-day community meeting.

V. **Relevant Board action** – Jayne

- A. BOD approved the MC motion for security cameras in 2025 budget.

VI. **Neighbors for Greener Tamarack Update**

- A. Paulette gave a summary of the NGT projects. Free plants were planted on Tree Lane. Jim reported on the result and thoughts for future LMM/NMM. Due to so many projects, the free plants from Adam Kayrel will be put on hold.
- B. Fall volunteer cleanup will be on October 18th.
- C. MOTION: To continue No Blow this fall was presented by Eileen and Seconded by Rosemary. Motion Passed.

VII. **Old Business** – None

VIII. **New Business** –None discussed

IX. Adjournment at 5:15. Next meeting is October 8th at 4:00 in the Clubhouse.