

*****APPROVED*****

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

Meeting Minutes
October 8, 2024, 4pm, Clubhouse

MC Members Present: Sharon Genthe (Chair), Julie McLaren, David Reed, Chris Harper, Janet Hirsch,
Absent: Rosemary Stenback

Also Present: Stacey Haberman/Association Manager, Jayne Meyer/BOD liaison, Rich, Maintenance
Supervisor

Brian Shore, Mary Feuerherd

I. **Call to order** at 4pm.

II. **Minutes from September 10, 2024** meeting were approved. Moved by Janet Hirsch, seconded by
Chris Harper Passed

III. **Community Correspondence –**

A. Many residents have expressed concerns about finding dead rabbits by the garden and on TT property. Jayne agreed to write an article in the GL regarding the statute against poisoning wildlife.

B. Brian Shore spoke about water in his basement. Stacey, Rich, Angie and Sharon met at Brian's home on October 4th to look at the exterior board, which does need replacing. Rich will replace when time allows after emergency projects are complete. Angie agreed to rake mulch to level it under the window. Stacey pointed out that the water may be from a wrongly installed window. Brian said that Zander is scheduled to inspect the basement regarding cracks to see if that's the source of the water. Brian will present the report to Stacey and the committee. Stacey will provide Brian with an approved list of window installers. Brian wondered when the MC meeting was and how to get the minutes. They are posted outside the office and noted on the cover of the Good Life

.IV. **Manager's Report - Stacey**

- A. Janet motioned and Julie 2nd the Outdoor Living proposal to replace the deck at 11 Mountain Ash with Timbertech. Tamarack's portion will be \$15,592.00. Homeowner's portion is \$29,259.00. The motions passed to move to the BOD. Final approval is still necessary from the Board.
- B. The West bridge was replaced by our maintenance team. Stacey showed the eroded pieces of the bridge. The bridge was clearly a big safety issue.
- C. Zeigler will begin rock wall projects.

IV. **Relevant Board action – Jayne**

- A. MC is beginning to review maintenance policies. We began with V-501, the section on Decks.
Policy to review: 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.

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.

However, the policy put forward by Jayne read "The owner can upgrade to composite decking by covering half of the cost of the composite".

Jayne will take it back to the Board for clarification.

Due to the busy calendar, a date for Community Comment will be set for after the resident meeting, election for BOD and federal elections.

- B. Jayne presented a Motion from the Green Energy Ad Hoc Committee which was revised on 9/10/24. This document, which was unilaterally composed by one board member, wasn't given to the committee in advance. It was only given to us at the end of the meeting. It proposed that a new committee be formed to "**police**", which was word used, to review the inventory of all the energy consuming equipment and to help in updating the inventory. Jayne said that she was directed by James to present it. The wording is different from any document we've seen and was rejected out of hand by the committee. The presentation of these documents is against Tamarack By Laws and Declarations. This committee will not be bullied into agreeing to documents that fail to go through the proper channels. New committees can't be formed without a proper vetting timetable and a 2/3rd community vote of approval. If the Board persists in trying to push these improper documents through, there will be considerable push back from this and other committee members.

VII. **Old Business** – None

VIII. **New Business** –

A. The committee will review Policy V-500 "Landscaping Policy"

B. Members were asked to suggest Maintenance members. 2 seats will be available in January.

C. Adjournment at 5:15. David motioned, Chris second. Passed

D. Next meeting is November 10th at 4:00 in the Clubhouse.