

Tamarack Trails Community Services Association

Architectural Review Board Meeting

October 9, 2024 Minutes APPROVED

1. Confirm Quorum: attending- Maddox, Hughes, Karabis, MacCubbin, Popic, Powers, D.Larson (Board Liaison) **Excused:** Siegel

2. Additions to the Agenda: New pool lights selection.

3. Approval of minutes: Motion to Approve with noted corrections. (Hughes, MacCubbin) APPROVED.

4. Resident requests—Requests and related documents sent to ARB members prior to this meeting.

a. 14 Pin Oak Trl – MacCubbin/Seeger: Form 2 request to install heat pump, remove old AC unit, install new furnace, change venting for new location of heat pump and increase electrical service to 30 amp 208/230v, all as stated in request. Harker Heating and Cooling will do the work, certificate of insurance on file in TT office. MOTION to Approve (Hughes, Karabis) MacCubbin abstained. Popic ARB contact. APPROVED.

5. Chair's Report

a. Update on Walkaround data: compilation continues, plan for more in depth discussion at November meeting. Suggestion made to have information from year prior as part of walkaround sheets for easy reference. Added suggestion made that priority be given to safety concerns which includes a rating scale. Concern raised is that there are some Tamarack units that cannot be fully visually inspected due to elevation or other lack of access. It was noted that Tamarack Trails is an aging facility with deteriorating trim and wood rot concerns which requires ongoing attention. Suggestion made to explore having Maintenance Committee member team with ARB for Walkaround as has been done in past.

b. Welcome Committee reception for new owners held on September 19th. New residents in attendance age demographic is younger than previous recent events. It was noted that Tamarack Trails units are more affordable for first time homebuyers than most properties on the market.

c. Project letters sent following September 11 meeting:

2 Pin Oak- approval to replace and install one window

59 Oak Creek Trl - approval to replace and install multiple windows

73 Oak Creek Trl – information on solar installation

11 Oak Creek Trl – information on solar installation

6. Ongoing Business

- a.** Topic for November GL article will be reminder to owners about holiday lights policy.
- b.** ARB annual report due on Oct 15 for TTCSA annual meeting and ARB Transition report due on 12/31/2024. Pat Maddox term ends and Eve Siegel will not continue so there will be two openings as well as need to select new chair in 2025.
- c.** Selection of pool lights: to be determined early 2025. Suggestion made that ARB select options appropriate to Tamarack Architectural Style which will then be presented for community input. Badger Pool will provide options along with the TTCSA office.

7. Old Business

- a.** Members reports on completion of approved projects; updates on any in-progress projects or projects not started: 73 Oak Creek heat pump complete, 17 Mountain Ash windows completed, 7318 Cedar Creek windows install to start next week, 14 Pin Oak rain barrel not yet installed.
- b.** Member reports on complaints received or observed relevant to the ARB functions and policies set forth in the Book of Standards. None reported.

8. Motion to Adjourn, 5:30 pm by MacCubbin, Popic.

TENTATIVE CALENDAR of 2024/2025 MEETINGS

November 13, no meeting in December, January 8, 2025

Meetings are currently held at 4:30 pm on the second Wednesday of every month at Tamarack Trails Clubhouse.