

Tamarack Trails Board Meeting - September 24, 2024

Opened 6:30 PM

Present: Members James Steinbach, George Jesien, Dave Larson, Ginny White, Ellen Foley, Jayne Meyer, Stacey Haberman, and 10 residents. Keith Findley and 15 residents attended by Zoom.

I. Approval of Board Minutes of August 27, 2024 – JM/DL - PASSED

II. Community Correspondence

Comments on deck maintenance policy, request for earlier distribution of meeting agendas.

III. Association Manager's Report – Stacey Haberman

Swimming pool

- Concrete pours are complete, wave line is currently being installed
- Removal of pool decking will start soon
- Tile colors selected for pool by community are in clubhouse lobby for viewing

Maintenance

- Replacing entire rim joist and sill plate on a foundation (2 homes)
- Removing and replacing damaged light posts / electrical wire replacing
- Replacing ground breaker on foundations
- Deck repairs
- Gutter maintenance, cleaning, and repairs
- Trim repair and replacement
- Minor roof repairs
- Working with contractor on concrete replacements
- Working with contractor on asphalt replacements
- Working with Badger on Pool
- Basic plumbing repairs / work orders
- Power washing

IV. Financial Report – Dave Larson, Treasurer

- A. August 2024 financial statements were not available.
- B. August 31 balance at US Bank was \$629,000, an increase of \$13,000. Edward Jones balance was \$602,700, an increase of \$1,600.

V. Committee Reports (The Board may or may not act on items noted in meeting minutes.)

A. Architectural Review Board – Dave Larson, Liaison

1. Review September 11, 2024 meeting.
2. ARB approved requests for window replacements
3. Replacement windows were installed at 12 Bayberry Trail without ARB approval. Welcoming Committee members will be urged to remind new residents that exterior changes must be approved by ARB.

4. Work continues on updating and organizing data from walkaround inspections.
- B. Amenities Committee – Keith Findley, Liaison (meeting postponed to September 30th)
- C. Garden Committee – Ellen Foley, Liaison (no meeting)
- D. Finance Committee – George Jesien, Liaison
1. Review September 18, 2024 meeting
 2. **MOTION:** Approve transfer of \$132,000 in operating funds in Edward Jones money market account plus additional \$18,000 in operating cash from operating fund to reserve fund. **GJ/DL – PASSED**
 3. **MOTION:** Approve financing recent bill for \$615,692.15 from Badger SwimPools using Edward Jones investments plus operating cash transferred from operating fund. **GJ/DL - PASSED**
 4. **MOTION:** Approve transfer of \$5,700 in Workers' Compensation refunds received thus far in 2024 to Contingency Fund. **GJ/JM – PASSED**
 5. **MOTION:** Approve increase in cost per hour for construction and remodeling work performed by Maintenance staff from \$50.00 to \$75.00 and from \$50.00 to \$60.00 for work done by Grounds staff effective October 1st. **DL/GJ – PASSED**
 6. Budget Hearing will be held October 10th. Draft budget represents overall 5.3% AMA increase.
- E. Maintenance Committee – Jayne Meyer, Liaison
1. Review September 9, 2024 meeting.
 2. Committee is working on updating and revising maintenance policies.
 3. **MOTION:** Approve 30-day review period and public meeting for resident input on proposed changes to V-501 Responsibilities of the Association and Home Owner, Definitions of Responsibility for Repairs and Maintenance, Paragraphs 2. A and B, as amended. **DL/GJ - PASSED**
- F. Resident Activities Committee – Ginny White, Liaison
1. Review September 11, 2024 meeting.
 2. 50 residents attended Fall Brunch on September 8th.
 3. Upcoming events: Food Drive October 5th, Holiday Party December 5th.
- G. Welcoming Committee – Ginny White, Liaison (no meeting)
1. Welcoming Committee hosted annual reception September 19th to welcome 5 new residents (18 were invited). Board members, committee chairs, and Haberman helped orient new residents to Tamarack community.
- H. Human Resources Committee (no meeting)
- I. Nominations and Elections Committee – Amy Kell, Chairperson
1. To date, 3 candidates have been identified for 3 Board openings and outreach will continue. Candidate Forum will be held October 15th, newly elected board members will be announced at Annual Meeting on October 29th.

VI. Unfinished Business

- A. City of Madison Impacts on Association Sub-Committee – Jayne Meyer
 - 1. Still waiting for response from city to letter from Tamarack’s attorney about proposed ordinance relating to encroachments on city-owned property adjacent to greenways.
- B. Greenway Action Team – Ellen Foley, Jayne Meyer, Ginny White
 - 1. Common Council adopted West Area Plan September 10th without north-south bike path; east-west path is still possible. Next step will be design of plan for greenway restoration by City Engineering.
- C. Association’s 50th Anniversary – Ginny White, liaison
 - 1. Pickleball Tournament on September 21st was well-received by 21 competitors (4 novices, 17 intermediate players) and supporters.
 - 2. Upcoming events: Legacy tree planting October 18th, Tamarack Home Movie premier November 21st and matinee showing November 23rd.
- D. Update on proposal to reconstitute Ad Hoc Solar Energy Committee: JM will guide proposal through review process for BOD. DL will work with Haberman to hold conversation about Solar Committee with staff.
- E. Update on proposal for committee and Board review of club house solar panel financing: JM will shepherd proposal through review process for BOD.

VII. New Business

- A. JM suggested that Board members continuing in 2025 and nominees attend Community Associations Institute board training via Zoom on October 22nd.

VIII. Community Reports & Other Business

IX. Adjourn – 7:29 PM

Next board meeting: Tuesday, October 22, 2024 at 6:30 PM