

APPROVED
Tamarack Trails Community Services Association
Architectural Review Board Meeting

March 12, 2025 Minutes

1. **Confirm Quorum:** I. Popic, J. MacCubbin, B. Hughes, B. Karabis, D. Chritton, H. Rydberg; J. Hirsch (BoD liaison). Also unit owner Mary Feuerherd.
2. **Additions/Changes to the Agenda:** none.
3. **Approval of Minutes from Feb. 12, 2025** as distributed: No changes noted. **MOTION to Approve** (Rydberg, Karabis): **APPROVED**.
4. **Resident Requests**—Requests and related documents sent to ARB members prior to this meeting.
 - a. **14 Oak Creek -- Kelly -- Window Replacement:** Form 2 (IV. 26) request to replace three windows, “same/same” on east side of unit. Renewal by Anderson product to be installed by Waunakee Remodeling. **MOTION to Approve** (Karabis, MacCubbin): **APPROVED**. Popic will be the ARB contact.
 - b. **11 Mountain Ash — Feuerherd – Deferred Request to Demo & Rebuild Screen Room & Deck:** Form 1 (IV. 5) revisit deferred request for demo and rebuild of screen room and deck; consideration of additional information of outstanding issues—dumpster location, sunroom kit and fall prevention, and integrated storm/screen door using Outdoor Living Unlimited. Owner stated that several contractors she consulted use the same screen room system, which meets current city code for fall prevention in elevated screen porches; also that an alternative version with horizontal cables rather than vertical posts would cost 70% more, and that Maintenance Committee & TT office in October had both approved the project with TT sharing cost of deck replacement, and that deposit was paid by both owner and TT in October. Noted: no submission to ARB until the February 12 meeting. The BoD has already approved placement of the dumpster in a visitor parking space. **MOTION to Approve for 11 Mountain Ash** installation of a screen porch system that does not conform to the Book of Standards and to the distinctive architectural style of Tamarack Trails structures (Chritton, Rydberg): **APPROVED 4-2**. ARB approved this while being fully aware that this does not comply with current TT Architectural Standards and doing so is a onetime exception. MacCubbin will be the ARB contact.
5. **Chair’s Report** (MacCubbin)
 - a. ARB 101—**Density Calculator (excel)**, test and link to City Assessor Webpage <https://www.cityofmadison.com/assessor/property/> was provided.
 - b. Project letters sent following Feb. 12 meeting:
--7414 Cedar Creek, Rydberg, install Solar Array (inventory)

--11 Mountain Ash, Feuerherd, demo/rebuild screen room/deck (defer for additional information including request for additional documentation on outstanding issues)

- c. Future agenda items: (1) follow-up after submission of walk-around data sheets, which have been better organized in Excel format; (2) April Solar Ad Hoc Comm: Dave Larson will attend the ARB April meeting

6. Liaison Report—Board and MC actions/Issues

Hirsch reported that the BoD approved Feuerherd's use of a Mountain Ash visitor parking space for the dumpster for demolition of the existing structure being replaced.

7. Ongoing Business

- a. Topics for April GL article – include grid for mtg dates/request due dates; note annual spring walk-around will occur in late April and May.
- b. Upcoming ARB involvement in choosing lights surrounding the pool and suggesting post light options—no news/scheduling yet.
- c. Draft Approval/Complaint Grid, developed to assist in compiling stats for year-end report: data collection by months.
- d. Discussion on Current Technologies, Materials, Products and Processes when reviewing requests and compliance set forth in the Book of Standards: **Tabled.**

8. Old Business

- a. Member reports on completion of approved projects; updates on any in-progress projects or projects not started – **Address/unit owner name, project:** none.
- b. Member reports on complaints received or observed relevant to the ARB functions and policies set forth in the Book of Standards—**newly installed exterior door on Maintenance shed does not meet BOS door samples (IV. 6).** This didn't need ARB approval but **did** need to conform to the Book of Standards. Hirsch will call this to the attention of the BoD.

9. MOTION TO ADJOURN, 5:57 pm (Chritton, Rydberg): **MOTION APPROVED.**

The following is a table of ARB meeting dates for the next 3 months with the corresponding date indicating when requests are due in the office, 14 days prior to the meeting:

Meeting Date (4:30 pm Clubhouse)	Completed Requests Due
April 9	March 26
May 14	April 30
June 11	May 28

Meetings are currently held at 4:30 pm on the **second Wednesday of every month** at the Clubhouse. No meeting is held in December.

Submitted by B. Hughes

Submitted to TT Office 4-10-2025