

# **Tamarack Trails Community Services Association, Inc.**

Board of Director's Meeting Minutes – *Approved 4/22/2025*  
Tuesday, March 25th, 2025, 6:30 pm / Tamarack Clubhouse

Present: BOD members: Keith Findley (ZOOM), Ellen Foley, Janet Hirsch, Dave Larson, Jayne Meyer, Eliisa Rydberg, Ginny White,  
Association Manager: Stacey Haberman  
Also present: 10 residents in person; 16 people on Zoom

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I. Welcome by Jayne Meyer, President

**II. Approval of minutes.**

- A. Board minutes of February 25, 2025 were approved unanimously, as submitted.
- B. Solar Panel meeting minutes on 2/19/2025 were approved unanimously, as submitted.

**III. Community Correspondence - None**

**IV. Association Manager's Report** was reviewed– Stacey Haberman

- A. Recruiting for Grounds Supervisor and lifeguards
- B. Grounds: Starting spring clean-up
- C. Maintenance: Repairs of chimneys/caps, gutters, porch/deck, work carts.
- D. Reserve Study: Committee discussion continues. Maintenance staff will check roofs to recommend dates for replacement.
- E. Pool: Loan is in the underwriting stage.
  - 1. Quotes for pool-related projects
    - a) Electrical: \$29,000 - \$35,000
    - b) Concrete: \$68,000 - \$94,000
    - c) Pool fence: \$35,000 - \$40,000
  - 2. Post lights for pool to be selected
- F. Clubhouse roof replacement: \$17,000 - \$23,000
- G. Clubhouse chimney & fireplace repairs – Initial quote from Hanson: \$37,000
- H. Waste Management contract is under review. Other vendors are being contacted.
- I. Obtaining quotes for rock walls, drainage, mulching, concrete, asphalt, fencing, pool deck, painting, tree maintenance/removal.
- J. Annual audit: April 9-10, 2025. \$9,950 includes submittal of tax forms.

**V. Financial Report-** Dave Larson, Treasurer

- A. January 2025 Financial Statement was reviewed.
  - 1. January 31, 2025 Fund Balances
    - a) Operating - \$256,132.46
    - b) Reserve - \$823,637.18
  - 2. Investment Accounts
    - a) US Bank - \$642,439.35
    - b) Edward Jones - \$12,009.12

**VI. Committee Reports**

- A. Amenities Committee (No meeting)
- B. Architectural Review Board – Janet Hirsch, Liaison
  - 1. Minutes of 3/12/2025 were received.

2. 11 Mountain Ash – Motion from the ARB to approve the 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. Following a lengthy discussion, the motion was approved by a 4-3 vote with Hirsch, Foley and Meyer voting in opposition.
  3. TT governing documents task the ARB with architectural control of our property. Contrary to this requirement, several recent projects have moved forward without timely and/or any involvement by the ARB. These have included: a screen porch, pool lights and the new door at the Maintenance building.
- C. Garden Committee – Eliisa Rydberg, Liaison
1. Minutes of 3/13/2025 were received.
  2. Terms of Reference were received. Action will be taken on a revised document at the April board meeting.
- D. Finance Committee – David Larson, Treasurer & Tom Ferris, Chair
1. Minutes of 3/18/2025 were received.
  2. Reserve Study workgroup has been discussing the timing of the earlier roof replacement that is recommended by Reserve Advisors to start in 2027.
  3. The FC passed a motion approving the financing and supporting the solar panel project as proposed. No action was taken by the board.
- E. Human Resources Committee – Ellen Foley, Liaison (no meeting)
- F. Maintenance Committee – David Larson, Liaison
1. Minutes of 3/11/2025 were received.
  2. Neighbors for a Greener Tamarack (NGT) minutes and information were received.
    - a) Hirsch requested that MC discuss the option of Low Mow May throughout the property.
  3. Policy V-501.14 Plumbing. Report of Listening Session held on 3/11/2025 was received. Motion to recommend approval for the replacement of current policy was approved unanimously.
    - a) **Policy V-501.14 Plumbing.** *The Association is responsible for the water mains and sewer mains and lateral lines up to the exterior foundation wall. ~~except for the private exterior backflow valves and shutoff valves.~~ The Owner is responsible for all interior water and sewer piping, valves, and fixtures. ~~including the exterior sewer backflow valves and water shutoff valves serving the individual Living Unit.~~*
- G. Resident Activities Committee – Ginny White, Liaison (no meeting)
- H. Welcoming Committee – Ginny White, Liaison
1. Working on updating materials provided to new residents.
- I. 50<sup>th</sup> Anniversary Special Committee – Ginny White, Liaison

## VII. Unfinished Business

- A. Committee Chair Committee Collaboration meeting.
- B. Solar Panels for Clubhouse – Dave Larson
1. Motion to approve sending 3 informational documents to the community (*Solar Panels at a Glance, Q & A on Solar, Responses to Questions and Concerns*) was approved with Hirsch abstaining.

2. Motion to approve sending a communication to the community explaining the community loans for the solar project and requesting those interested in making a loan to contact the Solar Panel Workgroup was approved unanimously.
3. A resident meeting will be scheduled in April. Michael Reuter from Midwest Solar will be in attendance.

C. City of Madison Impacts on Association (no report)

D. Greenway Action Team – Ellen Foley

1. On 3/18/2025. Common Council approved the Sauk Creek Corridor Plan. It included direction to the engineers to not use too much rip/rap and to incorporate naturalistic processes, plans and designs.

VIII. **New Business** – None

IX. **Community Reports and Other Business** – None

X. **Adjournment** at 8:08pm.

Next Board meeting: Tuesday, April 22, 2025

Submitted by Janet Hirsch, Secretary