Tamarack Trails Community Services Association, Inc.

110 S. Westfield Road, Madison, WI 53717

Board Meeting Minutes – Tuesday, February 25, 2025 – *Approved 3/25/2025*

6:30pm, Clubhouse, Upper Level

Present: BOD Members: Keith Findley, Ellen Foley, Janet Hirsch, Dave Larson, Jayne Meyer, Eliisa Rydberg, Ginny White
Association Manager: Stacey Haberman
Also present: 13 residents in-person; 11 residents on ZOOM

Welcome by Jayne Meyer, President.

I. Meeting minutes of January 28, 2025 were approved unanimously as submitted.

II. Community Correspondence

- A. Residents speaking in support of the solar panel proposal for the clubhouse.
  - i. Don Haasl, Jean MacCubbin, Nancy Korda, Dean Ryerson, Les Mirkin, James Steinbach
  - ii. Written comments were received from Tom Ferris, Paulette Harder, Larry White
- B. Jean MacCubbin also spoke about dumpster parking on Mt. Ash and the recreation rules.

III. **Association Manager's Report** – Stacey Haberman

- A. Recruiting for Grounds Supervisor
- B. The 2025 Reserve Study has been completed. The workgroup will set up a resident meeting.
- C. Dumpster contract with Waste Management is being reviewed.
- D. Getting quotes on 2025 rock walls, drainage, mulching, concrete, asphalt, fencing, pool deck, painting and tree maintenance/removal.
- E. Corporate Transparency Act documentation to be filed with US Treasury.

IV. **Financial Report** – Dave Larson, Treasurer

- A. December 2024 Financial Statement was reviewed. Annual audit is scheduled for April.
  - i. December 31, 2024 Fund Balances
    - (a) Operating - $213,019.51
    - (b) Reserve - $757,128.04
  - ii. December 31, 2024 Investment Accounts
    - (a) US Bank - $628,883.64
    - (b) Edward Jones - $11,964.44

V. Committee Reports

- A. Amenities Committee – Keith Findley, Liaison
  - i. No minutes were available for 2/18/2025; Anne Rohr was elected chair.
  - ii. Motion to approve Sue Rapa, 84 Oak Creek, as a member of the Amenities Committee was approved unanimously.
  - iii. Motion to adopt the 2025 Tamarack Recreation Rules with a correction to the September 2nd date was approved unanimously.

iv. Motion to return to the simpler sign-up form for pickleball and tennis times and to stop collecting data due to ineffective data collection was approved unanimously.

B. Architectural Review Board – Janet Hirsch, Liaison
   i. Minutes of 2/12/2025 were received.
   ii. Motion to approve the request from 11 Mountain Ash to use a guest parking space on Mountain Ash for the dumpster needed for the upcoming deck project was approved unanimously.

C. Garden Committee – No meeting.

D. Finance Committee – Dave Larson, Treasurer
   i. No February meeting for FC or Reserve Study group.

E. Human Resources Committee – Ellen Foley
   i. Minutes of 2/12/2025 were received.
   ii. Officers were elected: Sharon Genthe, chair; Prudy Stewart, secretary.
   iii. Next meeting – April 10, 2025 at 3pm.

F. Maintenance Committee – Dave Larson, Liaison
   i. Minutes of 2/11/2025 were received.
   ii. Motion to approve for community comments on **Proposed replacement of current policy: Policy V-501.14 Plumbing** was approved unanimously.

   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.~~

   The community hearing is scheduled for Tuesday, March 11th, 6-7pm.

G. Resident Activities Committee -Ginny White, Liaison
   i. Minutes of 2/12/2025 were not available. Next meeting is February 26th.
   ii. Motion to approve Brian Shore, 86 Oak Creek, as a member of the RAC was approved unanimously.

H. Welcoming Committee – Ginny White, Liaison
   i. No minutes received from February 26, 2025.

I. 50th Anniversary Work Group – Ginny White
   i. Next meeting is March 10 to discuss pending matters and consideration of a Memory Book Work Group.

VI. Unfinished Business

A. Committee Chair Collaboration – Jayne Meyer
   i. Meeting is scheduled for Tuesday, March 18, 2025 at 2pm.

B. Tamarack Website discussion – Ellen Foley
   i. A motion to form an ad-hoc website work group to make recommendation was approved unanimously.

C. Solar Ad Hoc Workgroup (Panels on clubhouse roof.) – Keith Findley, Dave Larson
   i. Minutes of February 6, 2025 were received.
   ii. Presentation to residents was held on 2/19/2025.
   iii. Motion to authorize the Ad Hoc Solar Workgroup to move forward with bidding, etc. for the potential placement of solar panels on the clubhouse roof was approved unanimously.

- *To work with Stacey Haberman to seek and prepare for community presentation such bids as deemed necessary and appropriate by Stacey Haberman for installing a four-row, 17.10 kWDC solar panel system on the TT Clubhouse that includes:*
    - *Detailed and itemized bids for each component, electrical, roof, structural upgrades.*
    - *Design drawings of how the clubhouse will look when finished.*
- *To explore a possible grant from MadiSUN Solar for Business Program that includes needed electrical and structural upgrades and additions.*
- *To attend and present the proposal to the finance committee for financial feasibility, and recommendation.*
- *Shall attend and present the proposal to the Maintenance Committee to obtain their guidance and input regarding proposed structural, roofing, and electrical work.*
- *Shall present the proposal to the obtain verbal (prefer written letters of intent) commitments from volunteer residents to finance the costs of the solar panels and related electrical and structural work, minus the anticipated federal tax credits. The terms for such financing shall be loans amortized over a maximum of 15 years paying no more than 4% interest annually. Develop a plan as to how loan program is to be administered. Prepare easily understandable explanation of costs, reserve fund capital gains, tax credit,*
- *Shall reach out to community members through multiple channels (Good Life, separate mailing/emails, story board display in Club house, additional community meeting) to seek their opinion, respond to questions to ensure a transparent process.*
- *Shall keep Tamarack Management informed at all times*
- *Shall submit a report detailing their bidding and financing results to the Board in time for final approval and contract signing in April, if approved.*

D. City of Madison Impacts on Association – Jayne Meyer
E. Greenway Action Team – Ellen Foley

VII. New Business

A. Energy Conservation and Green Energy Ad-hoc Work Group – Keith Findley
   i. Motion to approve Keith Findley, Dave Larson, Cailin O'Connor, Tom Hirsch, Les Mirkin, Mark Aylesworth, Nancy Korda, Janet Zimmerman, Harry Miles and Melinda Young as members of the workgroup was approved unanimously.

B. Candidate Forum – Janet Hirsch
   i. Forum for alder candidates was held on February 4th. Sauk Creek and Walnut Grove neighborhoods donated $25 each to cover the additional ZOOM fees.

VIII. Community Reports and Other Business

A. Resident Listening Session will be scheduled and facilitated by Hirsch and Larson.

IX. Adjournment at 7:45pm

A. Next Board meeting – Tuesday, March 25, 2025

Submitted by Janet Hirsch