

FINAL
Tamarack Trails Community Services Association
Architectural Review Board Meeting
April 9, 2025 Minutes

1. **Confirm Quorum:** I. Popic, J. MacCubbin, B. Hughes, B. Karabis, D. Chritton, H. Rydberg; J. Hirsch (BoD liaison). Also present: S. Haberman, Association Manager; Dave Larson and Tom Hirsch re: Solar Panels Clubhouse project; and guests: Judy Bluel, Gerry Clancy and Chuck Thomas.
2. **Additions/Changes to the Agenda:** Add new item 5.d., Maintenance Committee update on Neighbors for a Greener Tamarack Trails.
3. **Approval of Minutes from March 12, 2025 as distributed:** No changes noted. **MOTION TO APPROVE** (MacCubbin, Chritton): **APPROVED**.
4. **Resident Requests**—Requests and related documents sent to ARB members prior to this meeting.
 - a. **7414 Cedar Creek – Rydberg – Roof Replacement:** replace front roof only prior to installation of solar array, at owner's expense. **MOTION TO APPROVE** (MacCubbin, Hughes; Rydberg abstained): **APPROVED**. Karabis will be the ARB contact for this and the solar installation.
 - b. **14 Pin Oak - MacCubbin/Seeger:** request for extension of 06/12/2024 approval for rain barrel installation. **MOTION TO APPROVE** (Barrett, Chritton; MacCubbin abstained): **APPROVED**. Popic is the ARB contact.
 - c. **57 Oak Creek – Reed:** extend the existing sidewalk with a path and steps down to the trail, to create a safe walkway. This request was previously deferred at the owner's request, but owner now wants to proceed. Owner to be reminded that this may increase the monthly assessment due to added concrete and handrail. Contractor will be determined by the office. **MOTION TO APPROVE** (Karabis, Rydberg): **APPROVED**. Popic will be the ARB contact.
5. **Chair's Report—Izzie/Jean**
 - a. **March 18th Committee Chairs and Board Liaison Meeting**— to help ensure smooth interactions between the BOD, Board liaisons, committee chairs, committee members and Tamarack staff
 - b. **March 25th BOD Meeting re: ARB's 11 Mtn. Ash motion** - Discussed memo submitted to BOD with request to deny ARB's 4-2 approved motion. ARB was not informed nor was memo shared directly with ARB. Options to promote communication along with presenting committee concerns and recommendations to the BoD explored. Ultimately the Board of Directors voted to approve the installation of the proposed screen porch system that does not conform to the Book of Standards or to the distinct architectural style of Tamarack Trails structures..
 - c. **Project letters sent following March 12 meeting:**
 - 11 Mtn. Ash – Feuerherd:** Demo/rebuild screen room/deck
 - 14 Oak Creek – Kelly:** Window replacement

- d. **New Item** – FYI to ARB that Neighbors for a Greener Tamarack fence at Clubhouse garden will likely need to be replaced when the area is redone. ARB will need to approve future fence.

6. **Association Manager's Report** – Stacey Haberman included a tour of Clubhouse lower level to view water damage and foundation concerns.

7. **Liaison Report**—Janet Hirsch: Omission of notice to ARB noted; discussion revolved around issues of a slippery slope and what's best for the whole community. The BoD vote to approve was 4-3.

8. Ongoing Business

- a. Topics for May GL article: fire pits (not allowed), dryer vents, and the Walk-around to occur the last week of April and first 2 weeks of May.
- b. **Ad Hoc Solar Committee Presentation** – Dave Larson and Tom Hirsch provided slides and information about two proposed configurations for the clubhouse roof solar panels, one with 24 panels and the other with 38 panels extending over the deck. Discussion included comparison of the two versions' project costs and cost savings, differences between light on the deck and warm weather effects on 2nd floor interior temperatures. After extensive discussion, a **MOTION TO SUPPORT** both sizes of panel systems but preferring the 38 panel system (Chritton, Rydberg) was unanimously passed. **MOTION TO SUPPORT APPROVED.**
- c. Selection of lights surrounding the pool: Following selection of four light styles by ARB and other TT committees, the options were presented for community at large voting. That vote closed today and per Stacey Haberman the lantern style similar to the post lights on trails and units was the top choice.
- d. Spring Walk-Around Planning: will occur the last week of April and first 2 weeks of May.

9. Old Business

- a. Member reports on completion of approved projects; updates on any in-progress projects or projects not started – **see above for 11 Mtn. Ash, Feuerherd.**
- b. Member reports on complaints received or observed relevant to the ARB functions and policies set forth in the Book of Standards – none.

10. Adjourn

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
May 14	April 30
June 11	May 28
July 9	June 25

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