

Tamarack Trails Community Services Association, Inc.
Board of Directors Meeting Minutes – Tuesday, May 27, 2025, 6:30pm - TT Clubhouse
Approved 6/24/2025

Present: BOD Members: Keith Findley (ZOOM), Ellen Foley, Janet Hirsch, Dave Larson, Jayne Meyer, Eliisa Rydberg (ZOOM), Ginny White

Association Manager: Stacey Haberman

Also present: 14 residents in person; 11 people via ZOOM

I. Welcome by Jayne Meyer, President

II. Board minutes

- A. Minutes of the April 22, 2025, board meeting were unanimously approved as submitted.
- B. Announcement of email vote on May 16th to approve the recommendation of the Finance Committee and the MC to approve the Strang Engineering contract dated April 21, 2025, for up to \$10,000 to evaluate the structural integrity of the entire clubhouse and make recommendations.
- C. Announcement of closed board meeting on May 19, 2025, to discuss legal issues. Motion to follow up with counsel was approved.

III. Community Correspondence

- A. Georgia Taylor, 7347 Tree Lane, asked for a response to her correspondence regarding her downspout and heat tape repair.
- B. Laura Riske, 4 Oak Creek Trail, opposes the removal of three arbor vitae from the common area adjacent to her property. Her legal counsel is waiting for a response.
- C. Jean MacCubbin, 14 Pin Oak Trail, questioned the Garden Committee Terms of Reference regarding the election of the chair; she supports the extension of the pool season.
- D. An owner wrote in opposition to a RAC proposal to reserve the pool for an event during regular pool hours.
- E. Judy Bluel, 26 Oak Creek Trail, sent email in support of the pool season extension.
- F. Several owners (Anonymous, Riceman, Renschler) submitted letters of opposition to the motion to consider including solar panels in the 2026 budget due to other priorities which need to be addressed.

IV. Association Manager's Report – Stacey Haberman

- A. Grounds, maintenance and pool updates.
- B. New ground staff, Emily, started on May 19, 2025.
- C. (For details, see Association Manager's Report to BOD – May 2025.)

V. Financial Report – Dave Larson, Treasurer

- A. March 2025 Financial Statements were reviewed.
 - 1. March 31, 2025, Fund Balances
 - a) Operating - \$313,000.08
 - b) Reserve – \$842,383.24
 - 2. April 30, 2025, Investment Account Balances which are part of the Reserve Fund.
 - a) US Bank - \$624,553.60
 - b) Edward Jones – \$12,134.31

VI. Committee Reports

- A. Amenities – Keith Findley, Liaison

1. Minutes of 4/22/2025 were not available.
- B. Architectural Review Board – Janet Hirsch, Liaison
 1. Minutes of May 14, 2025, were received.
 2. 3 Winterberry Trail – Owner's request for new post and railing at entry at owner's expense was approved.
 3. Committee members and volunteers are conducting the ARB Walk-around of the property.
- C. Finance Committee – Dave Larson, Treasurer
 1. Minutes of May 21, 2025, were received.
 2. Tom Ferris, FC chair, presented the Reserve Study and future implications for our capital expenditures to residents on May 21, 2025.
 3. Wegner, CPA, will review their audit report at the June 18th FC meeting.
- D. Garden Committee – Eliisa Rydberg, Liaison
 1. Terms of Reference will be sent to the GC to review details including communication, funding details, responsibilities and appointment of the chair.
- E. Human Resources Committee – Ellen Foley, Liaison
 1. No report. Minutes of 4/17/2025 were provided.
- F. Maintenance Committee – Dave Larson, Liaison
 1. Minutes of May 13, 2025, were received.
 2. Strang engineering proposal was recommended for approved.
 3. Co-chairs confirmed that 4 MC members voted in favor of the change order from Decorative Concrete Construction, dated 5/25/2025.
 4. Neighbors for a Greener Tamarack minutes of 5/06/2025 were received.
- G. Resident Activities Committee – Ginny White, Liaison
 1. Minutes of May 25, 2025, were received.
 2. Amended motion: The Resident Activities Committee shall plan an event reserving the pool from 7pm to 8pm on Thursday, July 24th to celebrate the pool opening with every attempt being made to allow non-participants to have pool access at the same time. Unanimously approved by the board.
- H. Welcoming Committee – Ginny White, Liaison
 1. No meeting.
 2. Motion to appoint Annie Brunsell, 101 Pine Ridge, as a member of the Welcoming Committee was approved unanimously.
- I. 50th Anniversary Special Committee – No meeting.

VII. Unfinished Business

- A. City of Madison Impacts on Association – No update; waiting for response from the City.
- B. Greenway Action Team – Ellen Foley, Ginny White
 1. Waiting for the design from the Engineering Department.

VIII. New Business

- A. A change order from Decorative Concrete Construction, dated 5/25/2025, in the amount of \$24,993.50 for additional work at the pool deck and sidewalk was presented. It was approved unanimously by the board.
- B. October calendar changes:
 1. Annual meeting will be held on Tuesday, October 28th at 7pm at Vista West.
 2. Board meeting will be held the week prior at 6:30pm on Tuesday, October 21, 2025.
- C. Request for volunteers to serve on the Nominations and Elections Committee.
- D. Solar Panels for Clubhouse - Keith Findley
 1. Amended Motion: To direct the Budget Committee to explore the feasibility of the installation on the clubhouse roof of a two-row solar panel system that could be included in the 2026 or subsequent years budget planning. Approved unanimously.
- E. Pool dates; pool other – Janet Hirsch

1. Motion: To extend the pool season by one week to a closing date of Sunday, September 28, 2025, based on weather and lifeguard availability. Approved; Meyer voted in opposition. Two motions by Meyer, 1) to reconsider the vote and 2) to refer the motion to the Amenities Committee, were approved unanimously.
2. Amended motion: Recognizing the great work that the Pool Committee has done, to dissolve the committee and continuing issues relating to the pool and pool area will be referred to the appropriate committees and Tamarack owners. Motion failed, with Foley and Hirsch voting in favor.

IX. Community Reports and Other Business - None

X. Adjournment at 8:13pm.

Next board meeting: Tuesday, June 24, 2025.

Submitted by Janet Hirsch, Secretary