

APPROVED
TAMARACK TRAILS
FINANCE COMMITTEE MEETING MINUTES
WEDNESDAY, June 18, 2025

In Attendance: Committee Members: Tom Ferris, Dave Larson (Tamarack Treasurer), Larry White, Jane Vaske, Denison Tucker; Absent: George Jesien; Association Manager: Stacey Haberman; Guest Speakers: Jayne Meyer, Janet Hirsch

1. 2024 Audit Presentation (Jordan Dittmer, Wegner CPAs)

Jordan Dittmer of Wegner CPAs met with us to discuss the overall audit results, including financial ratios and totals, the draft audit report, and to answer any questions from the Finance Committee members. Jordan thanked Jean and Stacey for their hard work on the audit. He let us know that they will again issue an unmodified opinion.

Questions asked focused on the following:

- a. Audit Report NOTE 2 – CONCENTRATIONS: Funds in our checking account exceed the amount insured by the FDIC. Should we open a second checking account? Jordan said we could, but he didn't think it was necessary.
- b. The pool loan document requires that our financial statements be in accordance with generally accepted accounting principles (GAAP). While the audit report is in accordance with GAAP, for Tamarack's books, we maintain a reserve fund balance and not a contract liability as required by FASB ASC 606. We asked Jordan if we now have to comply with FASB ASC 606 for our monthly reports and reporting to Western Alliance Bank. Jordan suggested that we contact the bank and explain the situation. If the bank insists that we adjust the monthly reports to fully comply with GAAP, we can easily make this adjustment.
- c. We have several unbudgeted reserve expenditures this year related to the pool and the clubhouse. We asked Jordan for suggestions on the best way to fund these expenditures. One suggestion is for the Board to approve a transfer of excess operating funds to the reserve fund as is provided for in the Tamarack Trails Accounting Policies and Procedures Manual. Also, as is provided for in the Tamarack Trails Accounting Policies and Procedures Manual, these expenditures can be funded by excess reserve funds.

2. May Meeting Minutes Approval

May 21, 2025, meeting minutes were approved as written.

3. **Unaudited April 2025 Financial Reports**

Fund balances were:

- a. The Operating Fund's balance was \$336,000 at the end of April. This is a \$23,000 increase over the end-of-March balance.
- b. The Reserve Fund showed a balance of \$872,000 at the end of April. This is a \$30,000 increase over the end-of-March balance. This balance compares favorably to the minimum reserve balance as of December 31, 2024, of \$565,700.

As of April 30, 2025, the balance in the US Bank was \$624,600. This represented a slight increase from the end-of-March balance. As of the same date, the balance in the Edward Jones account was just over \$12,000. This also represented a slight increase from the end-of-March balance. The May 31, 2025, US Bank investment balance was \$646,300, or a \$21,700 increase from the April balance. The May 31, 2025, Edward Jones investment balance was \$12,200, a very slight increase from the April balance.

4. **Funding for Unbudgeted 2025 Reserve Expenditures**

Operating net income per the 2024 audit, after factoring in the transfer of \$150,000 to the reserve fund in 2024, was \$39,000. In determining an amount, we may want to transfer to the reserve fund, we could consider the \$39,000. December 31, 2024, operating cash per the 2024 audit was \$260,000. Another option is the amount of operating cash above the target operating cash balance, which was set at \$150,000. At the end of 2024, this was \$110,000 (\$260,000-\$150,000).

Upon concurrence with Tamarack's auditor, the Finance Committee recommends that the Board approve transferring excess 2024 operating funds in the amount of \$100,000 to the reserve fund to help fund unbudgeted reserve expenditures

Action Item: The Finance Committee, in concurrence with Tamarack's auditors, recommends that the Board approve transferring excess 2024 operating funds in the amount of \$100,000 to the reserve fund to help fund unbudgeted reserve expenditures.

5. **Association Manager's Report**

Stacey updated the committee on the following:

- a. Contracts for 2025:
 - i. Mulch
 - ii. Painting (Victor's)
 - iii. Asphalt and concrete
 - iv. Drainage and rock walls
- b. Looking at replacing the north bridge.
- c. Talking with Pelleteri Waste Systems about future trash pickup contract.
- d. The first pool inspection is scheduled for tomorrow, the 19th. Two others will be coming later.

- e. The repairs at the two units on Tree Lane are estimated at \$28,000. This is expected to be covered by insurance.

6. Other Business

The 2026 budget committee will consist of Dave Larson, Larry White, Janet Hirsch, Barrett Karabis, and Tom Ferris.

Next Meeting – July 16, 2025, at 3 pm.