

Tamarack Trails Community Services Association, Inc.
Board of Directors Meeting Minutes - Tuesday, June 24, 2025, 6:30pm – TT Clubhouse
Approved July 22, 2025

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

Association Manager: Stacey Haberman

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

I. Welcome by Jayne Meyer, President

II. Board minutes

- A. Minutes of May 27, 2025, were unanimously approved as submitted.
- B. Announcement of email vote on May 16th to approve signing of the final loan documents by the President and Treasurer with Alliance Bank for \$600,000, for the purpose of paying the remaining cost for the pool.

III. Community Correspondence

- A. Eileen Kramer, 73 Oak Creek, sent an email dated 6/19/2025 re: speeding and unsafe driving on the trails.
- B. Ann Lippincott, 17 Sugar Maple, submitted an email dated 6/6/2025 re: solar panels on clubhouse roof.
- C. Brian Shore, 86 Oak Creek, submitted a letter last week about his drainage issue. The office has a written response which will be sent to Brian.

IV. Association Manager's Report – Stacey Haberman

- A. Grounds and maintenance updates. Fully staffed.
- B. Pool – Need inspection by Public Health Madison & Dane County prior to opening.
 - 1. Key cards – New system being investigated.
- C. New water softener is needed for the clubhouse.
- D. (For details, see Association Manager's Report to BOD – June 2025.)

V. Financial Report – Dave Larson, Treasurer

- A. April 2025 Financial Statements were reviewed.
 - 1. April 30, 2025, Fund Balances
 - a) Operating - \$336,180.96
 - b) Reserve – \$871,859.27
 - 2. May 30, 2025, Investment Account Balances which are part of the Reserve Fund.
 - a) US Bank - \$646,266.95
 - b) Edward Jones – \$12,176.07

VI. Committee Reports

- A. Amenities – Keith Findley, Liaison
 - 1. Minutes of 4/22/2025 and 6/11/2025 were received.
 - 2. Motion to extend the pool season by one week to a closing date of Sunday, September 28, 2025, based on weather and lifeguard availability was approved. Meyer abstained.
 - 3. Motion to recommend Tamarack purchase nylon shade triangles to be installed by TT staff this summer at the west end of the pool where the dolphin was located was rejected unanimously.
 - 4. Bulletin boards and tennis court cracks will be discussed at the July board meeting.
- B. Architectural Review Board – Janet Hirsch, Liaison
 - 1. Minutes of June 11, 2025, were received.

2. Approved resident requests; Rain barrel at 118 Pine Ridge; 3 Winterberry Trail – New post and railing are located at the patio door.
3. ARB Walk – Site observations have been completed; the data is being tallied.
- C. Finance Committee – Dave Larson, Treasurer
 1. Minutes of June 18, 2025, were received.
 2. Jordan Dittmer of Wegner, CPAs, was present to discuss the 2024 financial audit.
 3. Motion: In concurrence with Tamarack's auditors, the board approves transferring excess 2024 operating funds in the amount of \$100,000 to the reserve fund to help fund unbudgeted reserve expenditures. Approved unanimously.
- D. Garden Committee – Eliisa Rydberg, Liaison
 1. No meeting.
- E. Human Resources Committee – Ellen Foley, Liaison
 1. No report. Next meeting: June 26, 2025.
- F. Maintenance Committee – Janet Hirsch for Dave Larson, Liaison
 1. Minutes of June 10, 2025, were received.
 2. Motion to approve the revised 4/30/2025 proposal from **Viktor's Painting LLC** in the amount of \$88,300 for exterior painting. Homes to be done: 24 units on Pine Ridge - \$48,500; 27 units on Tree Lane - \$39,800. Approved unanimously.
 3. Motion to approve the undated proposal from **JR's Mulch Sales** in the amount of \$35,454.60 for 475 cubic yards of mulch was approved unanimously. The mulch will be spread east of Westfield and south of Tree Lane.
 4. Neighbors for a Greener Tamarack minutes of 5/6/2025 were received.
 5. Motion to authorize Neighbors for a Greener Tamarack to submit a Plant Dane grant application for free native plants; planting location to be determined. Approved; Hirsch voted in opposition.
- G. Resident Activities Committee – Ginny White, Liaison
 1. Minutes of May 07, 2025, were received.
 2. Concerts are scheduled for July 14th and August 5th.
 3. Annual potluck is scheduled for September 7th.
- H. Welcoming Committee – Ginny White, Liaison
 1. No meeting.
- I. 50th Anniversary Special Committee – Ginny White - Considering a commemorative book.

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

VIII. New Business

- A. Motion to add Gabriel Rotberg, Alexandra Fedorova, Henrik Rydberg, Ellen Foley and Jayne Meyer to the Ad-Hoc Website Work Group. Approved unanimously.
- B. Nominations and Elections Committee – Larry White has volunteered to serve.
- C. Staff Moonlighting – Janet Hirsch
 1. Motion: When an owner and a Tamarack staff member working independently on off-hours are contracting for any project, the owner and staff member must first submit to the office the completed and signed Notice and Waiver forms. Rejected by the board; Hirsch voted in favor of the motion.
- D. Painting discussion: The board discussed the painting schedule to confirm that all phases will be completed within the recommended timeline.

IX. Community Reports and Other Business - None

X. Adjournment at 7:46pm.

Next board meeting: Tuesday, July 22, 2025.
Submitted by Janet Hirsch, Secretary