

**Tamarack Trails Community Services Association
Architectural Review Board Meeting
Clubhouse; 4:30 pm
August 13, 2025 Minutes**

- 1. Confirm Quorum:** I. Popic, J. MacCubbin, D. Chritton, B. Karabis; J. Hirsch (BoD liaison). Absent: H. Rydberg. B. Hughes. Guests: Ann Rohr - Amenities committee.
- 2. Additions/Changes to the Agenda:** none.
- 3. Approval of Minutes from July 9, 2025, as distributed:** MOTION TO APPROVE (MacCubbin, Chritton): **MOTION APPROVED.**
- 4. Resident Requests**—Requests and related documents sent to ARB members prior to this meeting.
 - a. 7371 Tree Lane (Wertheimer) installation of front entry handrail Option #1 BOS MOTION TO APPROVE (Karabis, Powers) **MOTION APPROVED** Powers to be ARB liaison
 - b. 201 S. Westfield (Kempinen/Richmond) storm door - MOTION TO APPROVE (Karabis, Chritton). **MOTION APPROVED.** MacCubbin to be ARB liaison
 - c. 52 Millstone (Gilbert) exterior security cameras - MOTION TO APPROVE (MacCubbin, Chritton). **MOTION APPROVED.** MacCubbin to be ARB liaison
 - d. 5 Winterberry (Bround) rear and front entry handrail BOS option 1 - MOTION TO APPROVE (Karabis, Chritton). **MOTION APPROVED.** Popic to be ARB liaison).
- 5. Chair's Report**—Izzie/Jean
 - a) Book of Standards Non-compliance discussion
 - b) 2025 Walk About data entry update
 - c) Project letters sent following July 9th Meeting
 - 23 Mountain Ash Trail – Penick: Kitchen window replacement
 - 7335 Tree Lane – Cunningham: Install front entry handrail
 - 7301 Cedar Creek Trail – McNeely: Windows replacement total of 6 (sunporch windows excluded)
- 6. Association Manager's Report** – Lights for pool selected via vote no longer available. ARB to find replacement.
- 7. Liaison Report**—Janet Hirsch: Ann Rohr, amenities' committee discussed coordination of amenities/ARB/Maintenance committees to develop area in front of pool entry area. Shade / coverage was discussed.
- 8. Ongoing Business**
 - a. Topics for September GL article – See something say something

9. Old Business – N/A

10. MOTION TO ADJOURN (Chritton, Hughes): **APPROVED** at 5:51 pm.

CALENDAR of 2025 MEETINGS

September 10, October 8 and November 12(Requests due 14 days prior to meeting.).

NO MEETING December 2025.

Meetings are currently held at 4:30 pm on the **second Wednesday of every month** at the Clubhouse.

Submitted by B. Karabis.

FINAL 09/10/2025