APPROVED
TAMARACK TRAILS
FINANCE COMMITTEE MEETING MINUTES
WEDNESDAY, August 20, 2025

In Attendance: Committee Members: Tom Ferris, Larry White, Jane Vaske, Denison Tucker; George Jesien; Board Liaison: Janet Hirsch; Association Manager: Stacey Haberman; Guest Speakers: Jayne Meyer, Don Haasl, Bonnie Ackerman

1. Approve June 2025 Meeting Minutes

The meeting minutes from June 18, 2025, were approved as written.

2. Unaudited May and June 2025 Financial Reports

Fund balances were:

a. The Operating Fund's balance was $336,000 at the end of May and $277,700 at the end of June.
b. The Reserve Fund showed a balance of $872,000 at the end of May and $989,200 at the end of June. The minimum reserve balance as of December 31, 2024, was $565,700.

The June 30, 2025, US Bank investment balance was $665,300, or a slight increase from the May balance. The Edward Jones investment balance as of June 30, 2025, was $12,200, unchanged from the May balance. Additionally, we maintained a balance of $30,000 at Western Alliance Bank (Alliance Bank). This is required by the terms of the pool loan we have with Alliance Bank. Bank balances at the end of July 2025, were as follows:

US Bank	$670,500
Edward Jones	$12,300
Western Alliance Bank	$618,200

The Western Alliance Bank balance reflects the pool loan less the first payment on the loan. Monthly loan payments are based on an amortization schedule provided by Alliance Bank. The loan amount will be transferred to Old National Bank to be used for paying off the remaining construction costs.

3. Property Insurance Renewal

The committee discussed the two property insurance deductible options of $15,000 and $25,000. The lower the deductible, the higher the premium. Rural no longer allows us to keep the $10,000 deductible we currently have. The expectation is that they will require a $25,000 deductible level next year. The committee also discussed the insurance 2026 budget estimates under the $15,000 and $25,000 deductible amounts (see attached).

Since we know Rural will force the change at the 2026 renewal to a $25,000 deductible and the costs are about $15,000 lower, the committee decided to recommend to the Board that we renew the Rural Mutual policy with a $25,000 deductible.

The committee also discussed that a significant aspect of the change will be communicating it to unit owners and explaining its implications. The committee believes that we will need to ensure that their condo coverage has at least $25,000 for coverage. In this regard, it was felt that multiple communications would need to occur to drive the information home. The communications will include:

1. A letter from Louis Perry, our Rural agent, explaining the changes, advising people as to the coverage and limits needed, and strongly advising people to contact their insurance agent to review and, most probably, change their coverage.
2. A “Good Life” article.
3. And finally, a letter from Stacey reiterating that people need to contact their personal insurance agent regarding the deductible changes being made to Tamarack’s policy.

In connection with these communications with residents, the committee discussed several questions to ask Louis Perry, requesting Louis Perry to meet with residents explaining the changes, and for some committee members to ask their own insurance agents to get an estimate of how much this change in deductibles will affect insurance premiums. The expectations are that the cost will not be significant.

One change in the Rural policy this year is that Rural no longer offers Directors and Officers liability coverage. Rural did offer Tamarack a separate policy with an affiliated company, Statewide Services. For $1 million in coverage, the annual premium would be $2,939. The committee agreed to recommend to the board to approve the D&O policy with Statewide.

Action Item: The Finance Committee recommends that the Board approve the renewal of the Rural Mutual Insurance policy with a $25,000 deductible and a 2% wind/hail deductible. The renewed policy will exclude Directors’ and Officers’ liability coverage. The premium for the renewed policy will be $200,000.

Action Item: The Finance Committee recommends that the Board approve a policy with Statewide Services for Directors’ and Officers’ liability coverage of $1 million with a premium of $2,939.

4. 2026 Budget Update

As of today's meeting, the budget committee has met with the chairs of the Maintenance Committee to discuss the Maintenance and Grounds budget requests, the Amenities Committee chair to discuss the amenities budget request, the HR committee chair to discuss staff payroll and benefits request, and discussed the budget request for Management, Clubhouse, Recreation, and Miscellaneous requests. Stacey and Tom will prepare the first draft of the annual budget to email all those who participated in budget meetings, requesting that they respond with any concerns, issues, and/or questions. The draft budget is expected to be emailed out by September 2nd.

The budget committee will then meet on September 8th to discuss how to fund the draft budget. The draft budget will be presented to the Finance Committee and then the Board. Materials will then be prepared for the budget hearing and sent out to Tamarack owners.

An amount in the budget for solar panels was deferred to future budgets.

5. Association Manager's Report

Stacey updated the committee on the quotes from Poblocki for asphalt and concrete. The total of these quotes is within the approved budget.

6. Other Business

Next Meeting – September 17, 2025, at 3 pm; topics include:
- 2026 Draft Budget
- Deck stairs
- Education of residents as to future AMA increases