Tamarack Trails Community Services Association, Inc.

Board of Directors Meeting Minutes -*Approved September 24, 2025*

Tuesday, August 26, 2025, 6:30pm - Tamarack Clubhouse

Present: BOD Members: Ellen Foley, Janet Hirsch, Jayne Meyer, Eliisa Rydberg, Ginny White and Keith Findley on ZOOM
Association Manager: Stacey Haberman

Also present: 14 residents in person; 12 people via ZOOM

I. Welcome by Jayne Meyer, President. A Tamarack-dedicated laptop has been obtained. Members interested in learning how to use ZOOM and facilitate board and committee meetings can contact Jayne.

II. Board minutes

A. Minutes of July 22, 2025, were unanimously approved as submitted. (Ginny/Janet)

B. Minutes of closed board meeting on June 17, 2025, were unanimously approved, as submitted. (Janet/Ellen)

III. Community Correspondence

A. Jean MacCubbin, 14 Pin Oak, spoke about the short lead time to review the changes to the property insurance, and expressed her concerns about the proposed anti-harassment policy.

B. Dean Ryerson, 17 Hemlock, conveyed that it was regrettable that we needed the anti-harassment policy and to consider the unintended consequences.

C. Prudy Stewart, 13 Gray Birch and a member of the HR Committee, provided background for the anti-harassment policy.

IV. **Association Manager's Report** – Stacey Haberman

A. Grounds: pruning on Oak Creek.

B. Maintenance: trim maintenance & replacement. Viktor's painting on Tree Lane is expected to be completed at end of first week of September.

C. AED Update – Fire department coming the first week of September to certify. Mark will conduct training.

D. (*For details, see Association Manager's Report to BOD – August 2025.)*

V. **Financial Report** – Tom Ferris, Chair, Finance Committee

A. June & July 2025 Financial Statements were received.

   1. July 31, 2025, Fund Balances
      a) Operating - $229,912.67
      b) Reserve – $1,136,200.00
   2. July 31, 2025, Investment Account Balances which are part of the Reserve Fund.
      a) US Bank - $670,506.81
      b) Edward Jones – $12,260.72
      c) Western Alliance Bank - $618,426.33 (*includes pool loan minus first payment*)

B. Tom provided an overview of how we are tracking the pool loan balance/payments/interest.

VI. Committee Reports

A. Amenities – Keith Findley, Liaison

   1. Minutes of 8/13/2025 were received.
   2. With sadness, the passing of committee member, Lynn Hirsch, was announced.

B. Architectural Review Board – Janet Hirsch, Liaison

   1. Minutes of 8/13/2025 were emailed to the board prior to the meeting.

2. Approved resident requests: Storm door – 201 S Westfield; exterior security cameras – 52 Millstone; handrails at rear and front – 5 Winterberry; handrail – 7371 Tree Lane.

3. ARB Walk – Data is being tallied.
4. A request from Stacey to review alternative post lights for the pool will need further discussion.

C. Finance Committee – Janet Hirsch, Liaison
   1. Minutes of 8/20/2025 were received.
   2. Tom Ferris provided an overview of our property insurance policy.
      a) Motion: The FC recommends approval of the renewal of the Rural Mutual Insurance policy with a $25,000 deductible and a 2% wind/hail deductible. The premium for the renewed policy will be $200,000. The renewal date is September 1, 2025. The motion was approved unanimously. (Janet/Ellen)
      b) Motion: The FC recommends approval of a policy with Statewide Services, Inc. for Directors' and Officers' liability coverage of $1 million with an annual premium of $2,939. The motion was approved. Hirsch opposed. (Janet/Ginny)
   3. The Ad-hoc Budget Workgroup is working with committees to gather expected expenditures for 2026.

D. Garden Committee – Eliisa Rydberg, Liaison
   1. No meeting.

E. Human Resources Committee – Ellen Foley, Liaison
   1. Minutes of 8/XX/2025 and 8/26/2025, were not received.
   2. Motion to send feedback to the HR Committee rearding the draft Resident Code of Conduct Policy VI-600 prior to resubmittal for board review. (Ginnry/Janet)

F. Maintenance Committee – Paul Skidmore, Chair
   1. Minutes of August 12, 2025, were not available.
   2. Motion to accept the asphalt proposal from Poblocki Paving Corp. in the amount of $62,915 for phase 3 of Oak Creek Trail and $44,398 for the adjoining Oak Creek driveways was approved unanimously. (Jayne/Ginny)
   3. Motion to accept the concrete proposals from Poblocki Paving Corp. in the amounts of $55,396 and $29,025 was approved unanimously. (Jayne/Ginny)
   4. Motion to accept the Terms of Reference with revisions was approved unanimously. (Jayne/Ellen)

G. Nominations & Elections Committee
   1. Keith Findley will serve as liaison to the committee.
   2. Motion to approve Jim Munhofen as a committee member was withdrawn.

H. Resident Activities Committee – Ginny White, Liaison
   1. Minutes of August meetings were not received.
   2. Motion to recommend Jennifer White, 104 Pine Ridge Trail, as a member of the Resident Activities Committee was approved unanimously. (Ginny/Ellen)
   3. Annual pool potluck dinner is scheduled for September 7th.
   4. The RAC is sponsoring the Pickleball Tournament on September 20th.
   5. A food drive is being scheduled.
   6. Holiday party is scheduled for December 4th.

I. Welcoming Committee – Ginny White, Liaison
   1. The New Resident Reception will be held on Tuesday, September 16th at 5:30pm.

J. 50th Anniversary Special Committee – Ginny White – Nothing to report.
    1. 50th Anniversary merchandise is still available.

VII. Unfinished Business

A. City of Madison Impacts on Association – Jayne – No new information.
B. Greenway Action Team – Ellen & Ginny – Nothing to report.
C. Pool Workgroup – Motion to dissolve the Pool Working Group and thank them for their work was approved unanimously. (Jayne/Janet)

VIII. New Business

A. Discussion of Budget 2026
    1. Motion to reduce the 2026 budget for 52500 Board Expenses from $3,000 to $1,000 was approved unanimously. (Janet/Ellen)

IX. **Community Reports and Other Business**

A. Ad-Hoc Website Redevelopment Workgroup
    1. Minutes of their first meeting on 8/12/2025 were received.
B. Ad-Hoc Energy Conservation and Green Energy Workgroup
    1. Minutes of July 24, 2025 were not received.
    2. Workgroup activities include: organizing ideas for solar; gathering data on efficiency and green energy; conducting an inventory of current equipment; researching options for battery-powered chainsaw and leaf blower.

X. **Adjournment** (Ellen/Janet)

Next board meeting: Tuesday, September 23, 2025.
Submitted by Janet Hirsch, Secretary