

APPROVED
TAMARACK TRAILS
FINANCE COMMITTEE MEETING MINUTES
WEDNESDAY, September 17, 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: George Meyer, Jayne Meyer, Don Haasl, Ric Genthe

1. Approve August 2025 Meeting Minutes

The meeting minutes from August 20, 2025, were approved as written.

2. Unaudited July 2025 Financial Reports

Fund balances were:

- a. The Operating Fund's balance was \$229,900 at the end of July.
- b. The Reserve Fund showed a balance of \$547,800 at the end of July. When factoring in the remaining loan funds, the Reserve Balance is \$1,136,200.

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 \$30,000 at Western Alliance Bank (Alliance Bank) that is required by the terms of the pool loan we have with Alliance Bank, as well as the pool loan amount less the first payment on the loan. Monthly loan payments are based on an amortization schedule provided by Alliance Bank. Stacey reported that we received a check from Alliance Bank for \$500,000 to make the remaining pool payment of \$495,000. This leaves \$118,000 with Alliance Bank. To minimize the impact of the loan, the draft budget includes a loan payment of \$100,000 in 2025. After a discussion, the committee agreed to recommend that the board approve the prepayment of \$100,000 on the pool loan balance.

Action Item: The Finance Committee recommends that the Board approve the prepayment of \$100,000 on the pool loan balance.

3. 2026 Budget Update

The following documents were distributed to the Finance Committee members (see attachments):

- a. 2026 Draft Budget Spreadsheets – (i) Operating Expenses, (ii) Reserve Withdrawals, (iii) Income, (iv) Operating Budget, and (v) Reserve Budget.

b. 30-year Reserve Spreadsheet

Each section of the draft budget was reviewed.

- a. OPERATIONS – Overall decrease of \$8,275:
 - i. HR Budget – Net decrease of \$22,800.
 - 1. Salaries decreased by about \$3,400 based on the following.
 - a. Resignation of Grounds Supervisor – Net decrease of \$5,000.
 - b. Elimination of one ground seasonal staff – Decrease of \$8,100.
 - c. Salary increases of \$9,700, a net increase of about 2.0%.
 - 2. A decrease in bonuses of \$700.
 - 3. Only three staff members exercised their option to take an IRA – Decrease of about \$7,400.
 - 4. 20% increase in health and dental premiums. This estimate is based on the 2025 increase. Hopefully, the increase will be a lot lower, but it is better to be safe than sorry. This is an increase of about \$14,000.
 - 5. Some staff currently do not take any of the insurance. Unless something changes, they are not expected to. Previously, we included the entire amount in the budget. We have three options: (1) include 100%; (2) include 0% since they currently don't take the insurance; or (3) include 50% in case something changes during the year. Consistent with 2025, we used the 50% option. This saves about \$14,600.
 - 6. Change in maintenance staff costs allocated to reserve funds from 25% to 30% results in a decrease of \$10,700 in operating expenses.
 - ii. Insurance Expenses - Net change in premiums is a decrease of \$4,500. Property deductible increases to \$25,000.
 - iii. Building/Trail Maintenance Non-Payroll Expenses - Increase in trash collection contract of \$6,200.
 - iv. Grounds Maintenance Non-Payroll Expenses - Increase in landscape and grounds maintenance contracts of \$12,625.
 - v. Other Non-Payroll Expenses - Otherwise, there will be minimal changes other than payroll.

b. RESERVE:

- i. Changed Reserve Wages to reflect an increase in the allocation of Maintenance Wages from 25% to 30%, an increase of \$10,700 in reserve withdrawals.
- ii. Decrease of \$154,500 for asphalt and dwelling concrete due to completion in 2025 of the latest round of trail asphalt.
- iii. Increase of \$200,000 for clubhouse structural problems. This is an estimate since we don't have a quote at this time. Hopefully, we will have a better estimate by the time the budget is finalized.
- iv. Decrease of \$626,000 due to the completion in 2025 of the swimming pool.
- v. Replacement of the entire northeast perimeter fence in 2026 for around \$75,000.
- vi. Loan principal /interest payments of \$120,200, or a \$49,600 increase from payments in 2025. This amount is an estimate, taking into consideration a \$100,000 prepayment on the pool loan.
- vii. Other increases total around \$14,700.

NOTE: These adjustments do not directly impact on the 2026 budget, only the end-of-year reserve balances.

As a result, the draft budget represents an overall 6.0% increase in the AMA, or \$30. The AMA is currently around \$495. Changes in the operating fund represent a decrease of 0.3% and changes in the reserve fund represent an increase of 6.3%. Initially, the overall increase in the AMA was 3.8%. The increase needed for the estimated cost of the clubhouse structural repairs, plus decrease in the increases in the reserve AMA for 2027 to 2033, is 2.2%. In addition to a quote for the repair of the clubhouse, we are still awaiting a quote for staff health insurance. The Budget Hearing is scheduled for Thursday, October 9th.

Action Item: The Finance Committee recommends to the Board of Directors that it approve sending the 2026 draft budget to residents in advance of the October budget hearing.

4. Deck Stairs Policy

The Finance Committee discussed the following that was received from the Budget Committee:

The Tamarack Trails Homeowners Association's Articles of Incorporation, Revised Declarations, and Policy Resolutions define the Association's responsibilities to the Owners for the maintenance of the owners' units. The current written policy states that the Association shall be responsible for the maintenance, repair, and replacement of the wood joists, decking, and railings to ensure the structural integrity of the decks. The current written policy does not assign any responsibility to the Association for the

construction or maintenance of stairs associated with any deck. Records indicate that the construction and maintenance of such stairs can be costly **(stairs can cost between \$7,000 and \$10,000)** and a significant burden on the Tamarack budget.

After a discussion, the Finance Committee agreed to recommend to the Board that the Tamarack policy resolutions be clarified to state that the Association is not responsible for the maintenance, repair, or replacement of any deck stairs, but rather the sole responsibility of the Owner. **(George Jesien abstained)**

Action Item: The Finance Committee recommends to the Board of Directors that the Tamarack Trails Policy Resolutions be clarified to state that the Association is not responsible for the maintenance, repair, and replacement of any deck stairs, but solely the responsibility of the Owner.

5. Association Manager's Report

Stacey updated the committee on the repairs of drainage and rock walls by Greenscapes, which are currently in progress.

6. Other Business

a. Finance Committee Membership in 2026

Larry, Deni, and George Jesien will return to the Finance Committee in 2026. Jane announced that she will not be returning. Tom reminded the committee that he times out of the committee at the end of this year.

Larry informed the committee that Wayne Koska had told him he was willing to leave the garden committee and join the finance committee. Deni informed the committee that he has a neighbor who is interested in joining the committee. We told Deni that he should have his neighbor contact Stacey and Tom. Additionally, George Meyer and Don Haasl have expressed their willingness to return to the committee if there are still openings. Finally, Tom was approached at the New Resident Reception by a new resident who expressed interest in joining the committee in the future or at least helping out if the meetings were moved to a later time. The committee discussed possibly rescheduling future meetings for 5 pm or 5:30 pm.

b. Next Meeting – October 15, 2025, at 3 pm