

Tamarack Trails Community Services Association, Inc.
Board of Directors Meeting Minutes – *Approved October 21, 2025*
Tuesday, September 23, 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: 13 residents in person; 13 people via ZOOM

I. Welcome by Jayne Meyer, President.

- A. Announcement of Board action without a meeting via email vote on 9/11/2025: Motion to recommend acceptance of Greenscapes' retaining walls and drainage contracts for \$40,885.79 and \$34,110.65 respectively. (Rydberg/White)

II. Board minutes

- A. Minutes of August 26, 2025, were unanimously approved as submitted. (Ellen/Ginny)

III. Community Correspondence

- A. The wild animal incident is being investigated.
- B. Charlie Knapp – 7424 Cedar Creek – Would like more information and clarification on the proposal to transfer the responsibility for deck stairs from the Association to the unit owner.

IV. Association Manager's Report – Stacey Haberman

- A. Maintenance replaced two full decks.
- B. One current opening for a Maintenance Tech; Miah has moved out of state.
- C. Asphalt and concrete projects are estimated to start the last week of September/early October.
- D. Pool season ended on Wednesday, September 17th.
- E. *(For details, see Association Manager's Report to BOD - September 2025.)*

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

- A. August Financial Statements were received.
 - 1. August 2025 Fund Balances were not available.
 - 2. August 31, 2025, Investment Account Balances which are part of the Reserve Fund.
 - a) US Bank - \$685,621.00
 - b) Edward Jones – \$12,303.94
 - c) Western Alliance Bank: Balance was reduced to \$119,000 in mid-September to cover the final invoice from Badger Pools.

VI. Committee Reports

- A. Amenities – Keith Findley, Liaison
 - 1. Minutes of 9/10/2025 were not available.
 - 2. The committee recommends opening the pool at 9am for all purposes in 2026.
 - 3. Motion to approve Lynnie Clemens, 7445 Tree Lane, as a member of the Amenities Committee was approved unanimously. (Keith/Ellen)
- B. Architectural Review Board – Janet Hirsch, Liaison
 - 1. Minutes of 8/13/2025 were received.
 - 2. Two alternate post lights for the pool are being reviewed.
 - 3. No new resident requests.
- C. Finance Committee – Janet Hirsch, Liaison

1. Minutes of 9/17/2025 were received.
 2. Motion to make a pre-payment of \$100,000 on the pool loan balance was approved unanimously. (Janet/Ellen)
 3. Motion to approve sending the 2026 draft budget to residents in advance of the October 9th Budget Hearing was approved unanimously. (Janet/Keith)
 4. The Finance Committee recommends that the Tamarack Trails Policy Resolutions be clarified that the Association is not responsible for the maintenance, repair, and replacement of any deck stairs, but that it is the responsibility of the Owner. A motion to draft the revision and schedule a community-wide listening session was approved unanimously. (Janet/Ellen)
- D. Garden Committee – Eliisa Rydberg, Liaison
1. Next meeting: Thursday, September 25th at 4:30pm.
- E. Human Resources Committee – Ellen Foley, Liaison
1. Minutes were not received.
 2. Resident Code of Conduct/Anti-harassment Policy is under review.
- F. Maintenance Committee – Jayne Meyer, Liaison
1. Minutes of 8/12/2025 and 9/9/2025 were received.
 2. Motion from Neighbors for a Greener Tamarack (NGT) on native plant installation at four Tree Lane trail signs was submitted to the MC. The motion lacked a second and did not leave the committee.
 - a) At the board meeting, NGT members spoke in support of the installation. Paulette Harder spoke and provided a handout. Scott Butler and Jean MacCubbin also spoke in support of the installation.
 3. Tom Hirsch spoke at the MC meeting regarding the ADA requirements for the sidewalk at the pool entrance.
- G. Nominations & Elections Committee – Amy Kell
1. The NEC met on 9/3/2025.
 2. Candidate nomination deadline is Friday, September 25th.
 3. Candidate forum will be held on Monday, October 13, 2025, at 5pm.
- H. Resident Activities Committee – Ginny White, Liaison
1. Minutes of 9/10/2025 were received.
 2. The RAC -sponsored Pickleball Tournament was rained out on September 20th. Rain date: September 27th.
 3. Food drive for Lussier Food Pantry: Saturday, October 11th.
 4. Holiday party is scheduled for Thursday, December 4th.
- I. Welcoming Committee – Ginny White, Liaison
1. Minutes of 8/6/2025 were received.
 2. The New Resident Reception will be held on Tuesday, September 16th at 5:30pm.
- J. 50th Anniversary Special Committee – Ginny White – No meeting.
1. 50th Anniversary merchandise is still available.

VII. Unfinished Business

- A. Motion to send the Document Reconciliation draft to the community for 30-day comment was approved unanimously. (Janet/Keith)
- B. City of Madison Impacts on Association – Jayne – No new information.
- C. Greenway Action Team – Ellen

1. Per City of Madison website, "Engagement and design of phase 1 of the Sauk Creek Greenway will not begin until mid-2026. Repairing the existing sanitary access path crossing near Tree Lane and Randolph Dr is a high priority and may occur as an initial phase of the work."

VIII. New Business - None

IX. Community Reports and Other Business

A. Ad-Hoc Website Redevelopment Workgroup

1. Minutes of 9/15/2025 were received.

B. Ad-Hoc Energy Conservation and Green Energy Workgroup

1. No report.
2. Workgroup is waiting for an inventory of power-generating tools and equipment in order to search for alternatives.

C. Annual meeting will be held on Tuesday, October 28th at Vista West.

X. Adjournment at 7:29pm (Ellen/Ginny)

Next board meeting: Tuesday, October 21, 2025 at 6:30pm..

Submitted by Janet Hirsch, Secretary