

# Tamarack Trails Community Services Association, Inc.

## **Board of Directors Meeting Minutes** -Approved 11/18/2025

Tuesday, October 21, 2025, 6:30pm - Tamarack Clubhouse

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

Also present: 8 residents in person; 22 people via ZOOM

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### **I. Welcome by Jayne Meyer, President**

- A. Announcement of Board action without a meeting via email vote on 10/01/2025: Motion to approve the NGT planting of native plants with colorful annuals on a pilot project basis for four Tree Lane entrance signs. NGT and Tree Lane residents will take care of the installation and maintenance of the planting. Maintenance recommends/requests Tamarack Staff advise on the installation plan. (Ginny/Ellen)
- B. Motion to revise the agenda to add approval of members of the Ad-hoc Energy Conservation Workgroup was approved unanimously. (Keith/Ellen)

### **II. Board minutes**

- A. Minutes of September 23, 2025, were unanimously approved as submitted. (Janet/Ginny)

### **III. Community Correspondence**

- A. Larry and Maria Nagel (54 Millstone) submitted a letter opposing Low Mow May and Leave the Leaves and suggesting that it should be put to the general membership.
- B. Tom Hirsch (7305 Cedar Creek) outlined his concerns about maneuvering clearance at the pool gate and ADA requirements.

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

- A. Asphalt and concrete work on Oak Creek Trail has been completed.
- B. Wood rot issues at three homes and several emergency calls regarding bees.
- C. One current opening for a Maintenance Technician.
- D. Strang Clubhouse Budget Report
  - 1. Motion to fund the exploratory work in the amount of \$7,400, or up to a maximum of \$8,500, if additional fees or management fees are incurred was approved with Hirsch abstaining. (Keith/Ginny)
  - 2. A face-to-face meeting will be scheduled with Larry Barton from Strang, Skidmore, Genthe and Meyer.
- E. *(For details, see Association Manager's Report to BOD – October 2025.)*

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

- A. August Financial Statements were received.
  - 1. August 30, 2025 Fund Balances
    - a) Operating – \$246,673.07
    - b) Reserve - \$554,245.27
  - 2. September 30, 2025, Investment Account Balances which are part of the Reserve Fund.
    - a) US Bank - \$700,474.60

- b) Edward Jones – \$12,303.94
- c) Western Alliance Bank: \$118,904.40

## **VI. Committee Reports**

- A. Amenities – Keith Findley, Liaison
  - 1. No meeting. Next meeting is October 22<sup>nd</sup>.
- B. Architectural Review Board – Janet Hirsch, Liaison
  - 1. Minutes of 10/08/2025 were received.
  - 2. Approved resident requests – New entry doors (5 Sugar Maple) and installation of a ductless heat pump (42 Oak Creek).
- C. Finance Committee – Janet Hirsch, Liaison
  - 1. Minutes of 10/15/2025 were received.
  - 2. Motion to approve Jen Ashkenazi (11 Winterberry) and Wayne Koska (48 Oak Creek) as members as of January 1, 2026, was approved unanimously. (Janet/Ginny)
  - 3. Budget 2026
    - a) Three budget documents were sent to all residents. Budget hearings were held on Thursday, October 9<sup>th</sup> and Tuesday, October 14<sup>th</sup>.
    - b) Following the receipt of quotes for staff insurance, the budget was revised. New figures show a \$28.40 increase in the AMA representing a 5.7% increase.
      - i Health insurance increase – 11%
      - ii Dental insurance increase – 8%
- D. Garden Committee – Eliisa Rydberg, Liaison
  - 1. Minutes of 9/25/2025 were received.
  - 2. Motion to recommend approval of the Garden Committee Terms of Reference with a correction to change “Association President” to “Association Board of Directors” was approved unanimously. (Eliisa/Keith)
- E. Human Resources Committee – Ellen Foley, Liaison
  - 1. No meeting.
- F. Maintenance Committee – Jayne Meyer, Liaison
  - 1. Minutes of the 10/14/2025 meeting were distributed at the board meeting.
  - 2. MC approved the NGT Tree Lane planting project at a special meeting.
  - 3. Motion to require NGT to provide a report/evaluation of the pilot Tree Lane planting project in fall 2026 and in fall 2027 was approved unanimously. (Janet/Eliisa)
  - 4. The MC recommendation that Tamarack implement community-wide Low Mow May contingent on review of Greenscapes’ analysis and potential costs to implement was not acted on due to lack of information. The motion will be moved to the November board meeting.
  - 5. Scott Butler, co-chair of NGT, spoke in support of the NGT motions.
- G. Nominations & Elections Committee – Amy Kell
  - 1. Candidate forum was held on Monday, October 13, 2025, at 5pm with a full house.
- H. Resident Activities Committee – Ginny White, Liaison
  - 1. No minutes were received.
  - 2. The RAC-sponsored Pickleball Tournament was held on the rain dates of September 27<sup>th</sup> and 28<sup>th</sup>.
  - 3. Food drive for Lussier Food Pantry: Saturday, October 11<sup>th</sup>.
  - 4. Holiday party is scheduled for Thursday, December 4<sup>th</sup>.

- I. Welcoming Committee – Ginny White, Liaison
  - 1. No meeting since August.
- J. 50<sup>th</sup> Anniversary Special Committee – Ginny White – No meeting.

## **VII. Unfinished Business**

- A. City of Madison Impacts on Association – Jayne – No new information.
- B. Greenway Action Team – Ellen
  - 1. City engineering project to repair stormwater and other facilities near Sauk Creek Drive and Plover Circle is scheduled to start soon.

## **VIII. New Business**

- A. Motion to change the date of the November board meeting to Tuesday, November 18th was approved unanimously. (Janet/Keith)

## **IX. Community Reports and Other Business**

- A. Ad-Hoc Website Redevelopment Workgroup
  - 1. No report.
- B. Ad-Hoc Energy Conservation and Green Energy Workgroup
  - 1. Addition to the agenda: The motion to approve members of the Ad-hoc Energy Conservation and Green Energy Workgroup was approved unanimously. (Keith/Ellen)  
  
Member are: Jen Ashkenazi, Mark Aylesworth, Keith Findley, Tom Hirsch, Nancy Korda, Harry Miles, Cailin O'Connor, Melinda Young, Janet Zimmerman

## **X. Adjournment at 7:55pm (Ellen/Ginny)**

Next board meeting: Tuesday, November 18, 2025 at 6:30pm..  
Submitted by Janet Hirsch, Secretary