

# Tamarack Trails Community Services Association, Inc.

## **Board of Directors Meeting Minutes** -*Approved 12/17/2025*

Tuesday, November 18, 2025, 6:34pm - Tamarack Clubhouse

Present: BOD Members: Keith Findley on Zoom, Ellen Foley, Janet Hirsch, Jayne Meyer, Eliisa Rydberg, Ginny White

Association Manager: Stacey Haberman

Also present: 14 residents in person; 20 people via ZOOM

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

- A. Announcement of the organizational meeting of the new board on November 4 2025, to elect officers: Jayne Meyer, President; Lynn Waishwell, Vice-president; Janet Hirsch, Secretary; Tom Ferris, Treasurer. They also approved a change of the date of the December meeting to December 30, 2025.
- B. Closed meetings of the board were held at 6:30pm, 10/29/2025, to discuss personnel concerns and at 5:00pm, 11/18/2025, to review and approve HR recommendations for staff payroll, benefits and bonuses.

### **II. Board minutes**

- A. Minutes of October 21, 2025, were unanimously approved as submitted. (Ginny/Eliisa)

### **III. Community Correspondence**

- A. Speaking in support of the proposal to include a placeholder for solar panels in the 2026 budget:
  - 1. Nancy Korda (7414 Cedar Creek)
  - 2. Tom Hirsch (7305 Cedar Creek)
  - 3. Janet Zimmerman and Harry Miles (85 Oak Creek)
  - 4. Les Mirkin (7317 Cedar Creek) submitted a letter.
- B. Scott Butler (21 Sugar Maple) was available to answer questions regarding the NGT projects.
- C. Susan Abbey (7411 Tree Lane) expressed her concerns about harassment and presented recommendations to address future transgressions.
- D. Correspondence opposing the placeholder for solar panels and/or the \$20,000 expense for a security system:
  - 1. Stacey Campbell (31 Red Maple)
  - 2. Barrett Karabis (27 Red Maple)
  - 3. Anonymous
- E. Les and Denise Mirkin (7317 Cedar Creek) submitted a letter in support of Low Mow May.
- F. Kate and David Reed (57 Oak Creek) submitted a letter thanking staff for their work on their concrete walk.

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

- A. Seasonal projects including pruning and getting ready for winter.
- B. Wood rot issues at three homes and several emergency calls regarding mice and rats.
- C. One current opening for a Maintenance Technician.
- D. Strang Clubhouse evaluation is ongoing.

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

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

A. September Financial Statements were received.

1. September 30, 2025 Fund Balances
  - a) Operating – \$282,311.48
  - b) Reserve - \$567,923.77 + \$571,683.45 (remaining loan funds)
2. October 30, 2025, Investment Account Balances which are part of the Reserve Fund.
  - a) US Bank - \$706,548.35
  - b) Edward Jones – \$12,388.41
  - c) Western Alliance Bank: \$11,768.04

**VI. Committee Reports**

A. Amenities – Keith Findley, Liaison

1. Meeting was held on October 22<sup>nd</sup>. Minutes were not available.
2. The committee hosted a luncheon for TT staff.

B. Architectural Review Board – Janet Hirsch, Liaison

1. Minutes of 11/12/2025 were received.
2. Approved resident requests – New windows and patio doors (64 Oak Creek) and new windows at 1 Winterberry and at 24 Bayberry.
3. ARB Walk-around data will be provided to the Maintenance Committee.
4. ARB will be reviewing the placement and fonts used for house numbers.
5. MacCubbin and Karabis will serve as co-chairs in 2026.

C. Finance Committee – Janet Hirsch, Liaison

1. Minutes of 11/13/2025 were received. (No quorum on 11/12/2025)
2. Approval of proposals for 11 Mountain Ash and 64 Oak Creek were discussed during MC report.
3. Solar panel placeholder proposal was included in the 2026 Budget discussion.

D. Garden Committee – Eliisa Rydberg, Liaison

1. Motion to approve Ala Fedorova (64 Oak Creek) as a new member was approved unanimously. (Eliisa/Ginny)

E. Human Resources Committee – Ellen Foley, Liaison

1. No meeting.

F. Maintenance Committee – Jayne Meyer, Liaison

1. Minutes of the 11/11/2025 meeting were received.
2. No information was received about additional costs which may be incurred by this proposal. Motion to approve the Low Mow May proposal contingent on Greenscapes affirming that it will not add any cost to their contract or their work was approved unanimously. (Keith/Ellen)
3. A motion and an amendment to add a placeholder in the 2026 budget for up to \$20,000 (or \$0.00 in the amendment) to install a security/alarm system for the clubhouse and maintenance area failed. (Keith/Ellen)
4. Motion to approve the Outdoor Living Unlimited contract to teardown and rebuild the screen porch, deck and roof at 11 Mountain Ash for \$43,185 was approved unanimously. (Jayne/Janet)
5. Motion to approve the Temple Roofing proposal to tear off and replace the rubber roof area at 64 Oak Creek Trail for \$2,500 was approved unanimously. (Jayne/Ellen)

- G. Nominations & Elections Committee – Amy Kell
  - 1. Report regarding the 2026 election was submitted and reviewed by Amy.
- H. Resident Activities Committee – Ginny White, Liaison
  - 1. Minutes of 10/08/2025 were received.
  - 2. 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. 2026 Budget dated 11/14/2025 - *Note: the budget must be approved by a 2/3 vote of the directors.*
  - 1. Tom Ferris, chair of FC and Budget Workgroup, provided an overview of the budget and the proposal to include a \$20,000 placeholder for solar panels on the clubhouse roof.
  - 2. Motion to reconsider the failed vote to include the zero option placeholder for the security cameras in the 2026 Budget was approved; Hirsch voted in opposition. (Jayne/Keith)
  - 3. Motion to approve the amended 2026 Annual Budget dated 11/14/2025 was approved unanimously. (Janet/Ellen)
- B. City of Madison Impacts on Association – Jayne – No new information.
- C. Greenway Action Team – Ellen – Nothing to report.

**VIII. New Business - None**

**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. New officers for 2026 were elected: Keith Findley and Jen Ashkanazi as co-chairs; Tom Hirsch as scribe.

**X. Board Transition**

- A. This is the last meeting for directors Keith Findley, Ellen Foley and Ginny White. Meyer thanked the out-going board members for their service.
- B. Board members taking office for 2025-2026: Michael Boggs, Tom Ferris, Ric Genthe, Janet Hirsch, Jayne Meyer, Eliisa Rydberg, Lynn Waishwell.

**XI. Adjournment** at 8:05pm (Ellen/Keith)

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