

Tamarack Trails Community Services Association, Inc.
Board of Directors Meeting Minutes -*Approved with revision 2026-01-27*
Tuesday, December 30, 2025, 6:31pm - Tamarack Clubhouse

Present: BOD Members: Michael Boggs, Tom Ferris, Ric Genthe, Janet Hirsch, Jayne Meyer, Eliisa Rydberg, Lynn Waishwell

Association Manager: Stacey Haberman

Also present: 8 residents in person; 13 people via ZOOM

I. Welcome, Introductions & Announcements by Jayne Meyer, President

- A. Announcement of the orientation meeting of the new board on November 24, 2025. Committee liaisons were appointed. Amenities: Boggs; ARB: Genthe; Garden: Rydberg; Maintenance: Hirsch; RAC: Rydberg; Welcoming: Rydberg. Per the bylaws, Ferris, as treasurer, will be a member of Finance; Meyer and Waishwell will be confirmed as board members on HR.
- B. Closed meetings of the board at 5:00pm, 11/18/2025, to review and approve HR recommendations for staff payroll, benefits, insurance and bonuses.

II. Board minutes

- A. Minutes of closed and regular board meetings on November 18, 2025, were unanimously approved via email, as submitted and approved unanimously on 12/30/2025. (Janet/Eliisa)

III. Community Correspondence

- A. Jean MacCubbin (14 Pin Oak) spoke regarding distribution of executive session minutes.
- B. Barrett Karabis (27 Red Maple) spoke regarding his formal request for compliance with executive session minutes.
 - 1. A policy regarding executive session minutes and record-keeping was proposed by Karabis. It will be reviewed by the board.
 - 2. Motion: Minutes of any executive sessions will be distributed to Barrett Karabis and the TT office in 7 calendar days. (Ric/Tom) Motion passed unanimously.

IV. Association Manager's Report – Stacey Haberman

- A. Projects include winter pruning, tree maintenance and removal.
- B. Wood rot issues at three homes and several emergency calls regarding mice, rats and flying squirrels.
- C. One current opening for a Maintenance Technician.
- D. Equipment: Snow brush attachment is broken. One bobcat is being repaired.
- E. Strang Clubhouse evaluation – First final draft is being reviewed by Stacey and Rich.
- F. *(For details, see Association Manager's Report to BOD – December 2025.)*

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

- A. October and November 2025 Financial Statements were received.
 - 1. November 30, 2025 Fund Balances
 - a) Operating – \$340,100
 - b) Reserve - \$383,500. When factoring in the remaining loan funds, the Reserve Fund Balance was \$838,100.
 - 2. November 30, 2025, Investment Account Balances which are part of the Reserve Fund.

- a) US Bank - \$710,100.00
- b) Edward Jones – \$12,400.00
- c) Western Alliance Bank: \$30,700.00

VI. Committee Reports

- A. Amenities – Michael Boggs, Liaison
 - 1. Motion to form the Tennis & Pickleball Court Improvement Ad Hoc Workgroup reporting to the Amenities Committee was approved unanimously. (Michael/Tom)
- B. Architectural Review Board – Ric Genthe, Liaison
 - 1. No meeting in December.
 - 2. Jean MacCubbin reviewed the ARB 2025 year-end report. *Page 3 with additions and updates for BOS update was distributed to board on 1/06/2025.*
- C. Finance Committee – Tom Ferris, Treasurer
 - 1. No meeting in December.
- D. Garden Committee – Eliisa Rydberg, Liaison
 - 1. No meeting in December.
- E. Human Resources Committee – Lynn Waishwell, Liaison
 - 1. No meeting in December.
 - 2. Motion to appoint Jayne Meyer and Lynn Waishwell as board members to the Human Resources Committee. (Janet/Michael) Approved unanimously.
- F. Maintenance Committee – Janet Hirsch, Liaison
 - 1. Minutes of the 12/09/2025 meeting were received.
 - 2. Motion to appoint Tom Hirsch (7305 Cedar Creek) as a member of the Maintenance Committee. (Janet/Michael) Approved unanimously.
 - 3. Motion to appoint Jason Robinson (104 Pine Ridge) as a member of the Maintenance Committee. (Janet/Eliisa) Approved unanimously.
 - 4. Motion to approve Viktor’s Painting LLC proposal for snow removal at individual sidewalks, front porches and 3’ in front of the garage doors at \$50/hour/person. (Janet/Michael) Approved unanimously.
 - 5. Motion to approve the Greenscapes, LLC proposal for Landscape and Plowing Services from 4/15/2026 to 4/15/2029 for the amounts provided in their bid documents. (Janet/Tom)
 - 6. 7347 Tree Lane reimbursement requests from Georgia Taylor. Receipts were provided.
 - a) Laura Riske (4 Oak Creek) read a statement with the history of requests.
 - b) The recommendation from the MC was amended to comply with Policy V-502 Ice Dams which allows a 50% reimbursement for the installation of a heated roof edge system. Motion to reimburse the owner 50% of the cost of \$893.97 for a total of \$446.96 was approved unanimously. (Janet/Michael)
 - c) Motion to approve the reimbursement request of \$115 for downspout cleaning and repair. (Janet/Ric) Approved with Rydberg and Waishwell voting in opposition.
- G. Resident Activities Committee – Eliisa Rydberg, Liaison
 - 1. *Committee met 12/10/2025. Minutes not received.*
 - 2. Motion to appoint Ginny White (71 Oak Creek) as a member of the RAC. (Janet/Michael) Approved unanimously.
- H. Welcoming Committee – Eliisa Rydberg, Liaison
 - 1. No meeting in December.

VII. Unfinished Business

- A. City of Madison Impacts on Association – Jayne – No new information.

- B. Bylaw change discussion – Moved to next month.

VIII. **New Business**

- A. Board meeting dates. Motion to confirm that the board will continue to meet on the 4th Tuesday of each month in 2026, with the exception of October and November. (Janet/Ric) Approved unanimously.
 - 1. The final October date will be determined by the date of the Annual Meeting.
 - 2. The November meeting will be held on November 17th to provide the office sufficient time to produce and mail the assessment letters to residents.
- B. Code of Ethics - Motion is that the current board of directors reaffirm that they will be following the principles in the Code of Ethics for Tamarack Trails Community Association Board. (Janet/Ric) Approved unanimously.
- C. Motion to name January 2026 as “Community Civility Month”. (Janet/Michael) Approved unanimously.

IX. **Community Reports and Other Business**

- A. Ad Hoc Website Group – No meeting.
- B. Ad-Hoc Energy Conservation and Green Energy Workgroup
 - 1. Next meeting is 1/06/2026.

- X. **Adjournment** at 8:10pm (Eliisa/Michael)

Next board meeting: Tuesday, January 27, 2026, at 6:30pm.
Submitted by Janet Hirsch, Secretary