

**Tamarack Trails Community Services Association, Inc.**  
**Board of Directors Meeting Minutes – Tuesday, July 22, 2025, 6:30pm – TT Clubhouse**  
*Approved August 26, 2025 ~~Approved date amendment on January 27, 2026~~*

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

Also present: 9 residents in person; 6 people via ZOOM

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I. Welcome by Jayne Meyer, President

**II. Board minutes**

- A. Minutes of June 24, 2025, were unanimously approved as submitted. (Ellen Foley, Ginny White)
- B. Announcement of closed board meeting on ~~June 17, 2025~~ **July 17, 2025** to discuss legal issues. Board will follow up with counsel.

**III. Community Correspondence**

- A. Mike McCowin, formerly of 7437 Cedar Creek, requested to speak regarding 50<sup>th</sup> Anniversary video and possible use by realtors. (Janet/Ellen)
- B. Jan & Don Haasl, 54 Oak Creek, commented that the TT property still looks good after 51 years.
- C. Jean MacCubbin, 14 Pin Oak. Neighbors for a Greener Tamarack received the grant for 60 native plants from Plant Dane.

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

- A. Key & key cards access. Motion to increase fee for pool key cards from \$5 to \$10 and tennis court keys from \$10 to \$20 to cover costs was approved unanimously. (Janet/Eliisa)
- B. Contracts from Poblocki for asphalt & concrete work on Oak Creek are being revised.
- C. Pool update. Loan funding has been finalized. Monthly payments are \$11,768.04. Waiting for invoice from Badger Swim pools.
- D. Backwashing from the pool. There is an issue with broken underground pipes which drain water from the pool into the swale.
- E. AED training will be done by Mark. \$700 payment to the manufacturer for training has been refunded.
- F. *(For details, see Association Manager's Report to BOD – July 2025.)*

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

- A. Dave Larson has resigned as treasurer and is moving from Tamarack.  
*Note: Following the board meeting, it was determined that Janet would assume treasurer and FC liaison responsibilities.*
- B. May 2025 Financial Statements were reviewed.
  - 1. May 31, 2025, Fund Balances
    - a) Operating - \$368,561.14
    - b) Reserve – \$922,643.22
  - 2. June 30, 2025, Investment Account Balances which are part of the Reserve Fund.
    - a) US Bank - \$665,316.30
    - b) Edward Jones – \$12,219.08
  - 3. Western Alliance Bank – As part of the pool loan agreement, Tamarack was required to deposit \$30,000 into an account in the Western Alliance Bank.

**VI. Committee Reports**

- A. Amenities – Keith Findley, Liaison
  - 1. No meeting.

2. The board asks the AC to work with the community and the ARB to develop an overall plan for furnishing and using the spaces, including shade control, for the area at the pool and adjacent to the tennis courts
- B. Architectural Review Board – Janet Hirsch, Liaison
    1. Minutes of July 9, 2025, were received.
    2. Approved resident requests; Window replacement – 23 Mountain Ash; Handrail installation – 7335 Tree Lane; Windows and door – 7301 Tree Lane.
    3. ARB Walk – Site observations have been completed; the data is being tallied.
  - C. Finance Committee – Tom Ferris
    1. No meeting.
    2. Budget Ad-hoc workgroup members: Tom Ferris, Larry White, George Meyer, Janet Hirsch and Izzie Popic
  - D. Garden Committee – Eliisa Rydberg, Liaison
    1. No meeting.
  - E. Human Resources Committee – Ellen Foley, Liaison
    1. Minutes of July 15, 2025, were received.
    2. The committee is working on a Resident Code of Ethics to end harassment of staff.
  - F. Maintenance Committee – Paul Skidmore, Chair
    1. Minutes of July 8, 2025, were not available.
    2. Interim liaison responsibilities will be handled by Jayne and Janet.
    3. Board approval of the Terms of Reference was referred to the August board meeting.
  - G. Nominations & Elections Committee
    1. Motion to approve Amy Kell, Charlie Elson, Joanne Lenburg and Larry White was approved unanimously. (Jayne/Janet)
  - H. Resident Activities Committee – Ginny White, Liaison
    1. No formal meeting in July.
    2. Concert is scheduled for August 5<sup>th</sup>.
    3. Annual potluck dinner is scheduled for September 7<sup>th</sup>.
  - I. Welcoming Committee – Ginny White, Liaison
    1. No meeting.
    2. Motion to recommend Susan Wagoner as a member of the Welcoming Committee was approved unanimously. (Ginny/Ellen)
  - J. 50<sup>th</sup> Anniversary Special Committee – Ginny White – Nothing to report.

## **VII. Unfinished Business**

- A. City of Madison Impacts on Association – Jayne - Waiting for response from the City.
- B. Greenway Action Team – Ellen Foley

## **VIII. New Business**

- A. Pool open outside posted times. Motion: Refer to the Amenities Committee a recommendation about a policy about whether to allow groups to use the pool outside posted times if the group pays for their own lifeguards was approved unanimously. (Ginny/Ellen)
- B. Speaker at Annual Meeting. Motion to have Ginny arrange for someone from UW Credit Union to speak at the Annual Meeting about fraud and scams was approved unanimously. (Janet/Ellen)
- C. Alder City Budget Briefing – Motion to have Alder Pritchett provide a City Budget briefing to Tamarack residents on Thursday, August 7, 2024, from 6:30-8:00pm at the Tamarack Clubhouse was approved unanimously. (Janet/Ellen)

## **IX. Community Reports and Other Business - None**

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

Next board meeting: Tuesday, August 26, 2025.  
Submitted by Janet Hirsch, Secretary