

FINAL approved 2/11/2026

**Tamarack Trails Community Services Association
Architectural Review Board Meeting Minutes
Clubhouse; 4:30 pm
January 14, 2026**

Confirm Quorum:

J. MacCubbin, B. Hughes (via Zoom), H. Rydberg; B. Karabis, D. Chritton, Ric Genthe (Board Liaison).
Absent: [none noted]. Guest on Zoom: Gabe Rotberg

Welcome and Introductions:

Chair welcomed new Board Liaison Ric Genthe. Members introduced themselves.

Additions/Changes to the Agenda:

None. It was noted that the Solar group will present at the February ARB meeting.

Approval of Minutes – November 12, 2025:

MOTION TO APPROVE (Rydberg, Hughes): MOTION APPROVED.

Annual Elections:

MOTION TO APPROVE the slate of Officers for the upcoming year (Hughes, Chritton): Chair/Co-Chairs: Jean MacCubbin and Barrett Karabis; Recording Secretary: Barb Hughes; and Corresponding Secretary Jean MacCubbin. MOTION APPROVED

Resident Requests: Requests and related documents sent to ARB members prior to this meeting:

None received.

Chair's Report — MacCubbin

- Discussion of *Good Life* article regarding door color choices and Sherwin-Williams documentation. The ARB reiterated its position that while an approved list of door colors exists, unit owners may bring alternative color requests to the ARB for review and possible approval.

Association Manager's Report — Haberman

- Staff compiled building siding samples for ARB reference. **Note to thank staff.**

Liaison Report — Genthe

- Board Action: Creation of January as Community Civility Month.
- **MOTION TO SUPPORT AND ADOPT CAI Civility Pledge** (Rydberg, Karabis) MOTION APPROVED..

Ongoing Business

- Topics for February *Good Life* article: Election results.
- Discussion on listing of 2025 ARB decisions; Barrett agreed to track decisions for 2026.
- Discussion regarding house numbers. (visibility, placement, and standards) was discussed. Rydberg presented his research on background on Tamarack development, the architectural relation to F.L. Wright and background of the current font type, size, location and relation to early development of Sea Ranch. Plan to continue discussion on problem with current numbers (font and location), option and direction for change including process, presentation to MC, FC, BoD, budget, phases, etc.
- Discussion on 2025 listing of possible additions/changes to the Book of Standards (BOS); ARB agreed to create an ad hoc workgroup, whereby drafts could be discussed prior to future complete review of BOS.

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- Discussion of timing of letters to unit owners and *Good Life* publication schedule. Residents noted untimely receipt of approval letters needed prior to ordering products/contracting with vendors; *Good Life* publication scheduled is not consistent.

Old Business

- Member reports on completion of approved projects or projects in progress: It was noted that 5 Sugar Maple for a window replacement letter will be updated to reflect change in installer/contractor to Tamarack staff.
- Member reports on complaints relevant to ARB functions and BOS: none.

MOTION TO ADJOURN: APPROVED (Hughes, Karabis) **5:40 pm.**

MOTION (MacCubbin/ Rydberg) to recommend to the BOD to appoint Gabe Rotberg of 64 Oak Creek Trl to the ARB.

MOTION APPROVED (Email vote taken after meeting adjourned on 1/14/2926.)

Submitted by:

Barrett Karabis, Co-chair