

Tamarack Trails Community Services Association, Inc.
Board of Directors Meeting Minutes -*Approved with correction 2/24/2026*
Tuesday, January 27, 2026, 6:30pm - 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: 12 residents in person; 16 people via ZOOM

Welcome, Introductions & Announcements by Jayne Meyer, President

I. Board Minutes

- A. Minutes of December 30, 2025 were approved unanimously with a correction to note the December 10th meeting of the RAC. (Janet/Tom)
- B. Minutes of November 18, 2025 board meetings were previously approved.
- C. The amended minutes of July 22, 2025 were unanimously approved to correct the month of the closed meeting from June to July 17th. (Janet/Eliisa)

II. Community Correspondence

- A. Jean MacCubbin (14 Pin Oak) spoke on Appfolio and the draft policy regarding executive session minutes.

III. Association Manager's Report – Stacey Haberman

- A. Projects include winter pruning, tree maintenance and removal.
- B. Snow removal and dealing with salt shortage.
- C. Interviewing for current opening for a Maintenance Technician.
- D. (*For details, see Association Manager's Report to BOD – January 2026.*)

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

- A. No report. December statement not available.

V. Committee Reports

- A. Amenities – Michael Boggs, Liaison
 - 1. No January meeting.
 - 2. Minutes of 1/3/2026 Tennis & Pickleball Court Improvement Ad Hoc Workgroup were received.
 - 3. Motion to appoint Rise Futterer (53 Oak Creek) as a member of the Tennis and Pickleball Court Workgroup was approved unanimously. (Michael/Janet)
- B. Architectural Review Board – Ric Genthe, Liaison
 - 1. Minutes of 1/14/2026 were received.
 - 2. Jean MacCubbin and Barrett Karabis (27 Red Maple) were appointed co-chairs.
 - 3. Motion to appoint Gabe Rotberg (64 Oak Creek) as a member of the ARB was approved unanimously. (Ric/Michael)
- C. Finance Committee – Tom Ferris, Treasurer
 - 1. Minutes of 1/8/2026 were received.
 - 2. Larry White (71 Oak Creek) was elected chair.

3. The amended motion to authorize Tom Ferris and Stacey Haberman to work with Western Alliance Bank to move \$30,000 investments in WAB to more advantageous investments was approved unanimously. (Tom/Ric)
 4. Motion to authorize the establishment of an Ad Hoc Reserve Fund Workgroup under the Finance Committee to draft a list of recommendations to fund necessary reserve withdrawals while keeping reserve assessments under control was approved unanimously. The work group would discontinue operations no later than the start of the first week in August, when the 2027 budget workgroup starts meeting. (Tom/Janet)
- D. Garden Committee – Eliisa Rydberg, Liaison
1. No meeting in January.
- E. Human Resources Committee – Lynn Waishwell, Liaison
1. No minutes received. Next meeting scheduled for January 29, 2026 at 3pm.
 2. Motion that a joint board and HR meeting be scheduled to cover employee compensation, “bonuses” and other HR topics was approved unanimously. (Eliisa/Janet)
 3. Motion to proceed with implementation of the \$3500 lump sum payment originally reflected in the board-approved 2026 budget was approved with Hirsch, Meyer and Rydberg opposed. (Tom/Ric) This motion nullifies the action of the previous board on 11/18/2025 regarding how bonuses would be awarded.
 4. Motion to distribute the \$3,500 payments to staff in addition to salary increases in 2026 on a quarterly basis rather than at the front end of the year was defeated with Boggs, Ferris, Genthe and Waishwell voting in opposition. (Jayne/Michael)
- F. Maintenance Committee – Janet Hirsch, Liaison
1. Minutes of the 1/13/2026 meeting were received.
 2. Chair is Paul Skidmore. (13 Red Maple)
 3. Motion to appoint Charlie Knapp (7424 Cedar Creek) as a member of the Maintenance Committee was approved unanimously. (Janet/Michael)
 4. The Preliminary Report on the clubhouse from Strang was shared with the committee.
 5. No actions or motions were forwarded to the board regarding the MC discussions of solar panels on the clubhouse and access at the pool gate.
- G. Resident Activities Committee – Eliisa Rydberg, Liaison
1. Committee met 12/10/2025 and 1/14/2026. Minutes not received.
 2. Co-chairs are Mo O’Keefe (32 Oak Creek) and **Dean Ryerson (17 Hemlock).**
- H. Welcoming Committee – Eliisa Rydberg, Liaison
1. No meeting in January. Next meeting is in February.

VI. Unfinished Business

- A. City of Madison Impacts on Association – Jayne Meyer
1. Motion to add Keith Findley and Michael Riley as participants with the board was approved unanimously. (Jayne/Tom)
 2. Minutes of the community briefing held on 1/19/2026 were approved unanimously. (Janet/Michael)
- B. Community Civility Month update – Janet Hirsch
- C. Bylaw change discussion – Moved to next month.
- D. Motion to send Policy Resolution I-XXX on Executive Minutes and Record Keeping to the community for 30-day review was approved unanimously. (Lynn/Tom) Draft 2 of this document was distributed at the meeting.

VII. New Business

- A. Vice-president Lynn Waishwell will assume the role of Committee Ambassador to work with ad-hoc workgroups to ensure that they meet the standards of the standing committees.
- B. Appfolio software access
 - 1. Motion that the board grant temporary access to the manager, office manager and BOD president to Appfolio until such time as bonding can be explored (Eliisa/ Michael)
 - 2. Previous minutes do not document any authorization for Appfolio access levels.

VIII. Community Reports and Other Business

- A. Ad Hoc Website Group – No meeting.
- B. Ad-Hoc Energy Conservation and Green Energy Workgroup
 - 1. Motion to submit home and community energy saving tips and suggestions for the Good Life was approved unanimously. (Janet/Lynn)

IX. Adjournment (Janet/Michael) at 8:34pm.

Next board meeting: Tuesday, February 24, 2026, at 6:30pm.
Submitted by Janet Hirsch, Secretary