

Tamarack Trails Community Services Association, Inc.
Board of Directors Meeting Minutes -*Approved with revision March 24, 2026*
Tuesday, February 24, 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: 9 residents in person; 15 people via ZOOM

Welcome, Introductions & Announcements by Jayne Meyer, President

I. Board Minutes

- A. Minutes of January 27, 2026 were approved unanimously with a correction to note co-chair of the RAC Dean Ryerson. (Janet/Eliisa)

II. Community Correspondence

- A. Jean MacCubbin (14 Pin Oak) spoke on concerns about the encroachment files.

III. Association Manager's Report – Stacey Haberman

- A. Office is working to finalize year-end financials for upcoming audit.
- B. Parking changes on Westfield Road coming in spring.
- C. Western Alliance Bank reiterated that it would be a problem with our pool loan if TT takes on debt from our owners or another bank.
- D. Interviewing 2 candidates for current opening for a Maintenance Technician.
- E. *(For details, see Association Manager's Report to BOD – February 2026.)*

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

- A. December 2025 financial statements were received.
 - 1. December 31, 2025 Fund Balances
 - a) Operating - \$310,182.96
 - b) Reserve - \$405,642.69
 - 2. January 30, 2026, Investment Account Balances which are part of the Reserve Fund.
 - a) US Bank – \$723,886.38
 - b) Edward Jones - \$12,507.76
 - c) Western Alliance Bank - \$30,719.05

V. Committee Reports

- A. Amenities – Michael Boggs, Liaison
 - 1. Tennis & Pickleball Court Improvement Ad Hoc Workgroup
 - a) Workgroup Report was submitted to ARB and MC.
 - b) Minutes of 1/3/2026 & 1/26/2026 were received.
 - c) Minutes of February 9 and 18 were not received.
 - d) Community meeting will be held on 3/11/2026.
 - 2. Next meeting of the Amenities Committee will be in March.
- B. Architectural Review Board – Ric Genthe, Liaison
 - 1. Minutes of 2/11/2026 were received.

2. Motion to approve shop Project #1 of 2026 to replace the northern-most bay overhead door with a window with security bars and to move the existing entry door to that wall to be done by staff was approved with Janet voting in opposition. (Ric/Tom)
 - a) Photos which represented the proposed work were provided by Eliisa.
 3. During Community Correspondence, Jean MacCubbin stated that the ARB had approved a gable vent for a home and will be discussing whether to include it in the Book of Standards.
- C. Finance Committee – Tom Ferris, Treasurer
1. Minutes of 2/12/2026 were received.
 2. Motion to authorize the payment of legal invoices through 8/29/2025 from Attorney Paradise in the amount of \$2,604.16 related to the City of Madison encroachment issue was approved unanimously. (Tom/Michael)
- D. Garden Committee – Eliisa Rydberg, Liaison
1. No meeting in February.
- E. Human Resources Committee – Lynn Waishwell, Liaison
1. Minutes of 1/29/2026 were received.
 2. New officers: Chair – Sharon Genthe (92 Oak Creek); vice-chair: Debra Martinez (11 Red Maple); secretary: Prudy Stewart (13 Gray Birch).
 3. A joint meeting with HR and BOD will be held in June.
 4. Attorney comments on anti-harassment policy to be discussed at March meeting.
- F. Maintenance Committee – Janet Hirsch, Liaison
1. Minutes of the 2/10/2026 meeting were received.
 2. Motion to approve shop Project #1 of 2026 to replace the northern-most bay overhead door with a window with security bars and to move the existing entry door to that wall to be done by staff. This motion was approved under the ARB committee report.
 3. Safety & Security meeting is scheduled for Tuesday, March 17, 2026.
 4. NGT minutes of 2/10/2026 were received and will be reviewed at the March MC meeting.
- G. Resident Activities Committee – Eliisa Rydberg, Liaison
1. Minutes of 12/10/2025 & 1/14/2026 were received.
 2. Minutes of 2/11/2026 were not received.
 3. Board minutes of 1/27/2026 were revised to acknowledge Dean Ryerson as co-chair.
- H. Welcoming Committee – Eliisa Rydberg, Liaison
1. Minutes of 2/09/2026 were received.
 2. Chairs are Denise Mirkin (7317 Cedar Creek) & Annie Brunsell (101 Pine Ridge); Secretary is Kendra Gurnee (5 Red Maple).

VI. Unfinished Business

- A. City of Madison Impacts on Association – Jayne Meyer
1. Motion to create two sets of Encroachment Documents which would separate personal resident information from the documents available for resident review. One set will have the full set of materials and be available to the Board, Keith Findley, Michael Riley and office staff. (Lynn/Janet) Motion was approved with Ric voting in opposition and Lynn abstaining.
 - a) Tom and Eliisa volunteered to complete this process.
- B. Community Civility – Janet Hirsch – No report.
- C. By-law changes which require a vote of 2/3 of the directors.
1. All approved bylaw revisions are contingent on review and approval of Western Alliance Bank and will not take effect until TT receives written approval.

2. No change to current bylaws:
 - a) Item #1 - Use of the term "Occupant".
 - b) Item #2 – Number of individuals residing in a single unit was for information only.
 - c) Item #3 – Rental leases filed with TT office. Additional clarification is needed.
 - d) Item #4 – Approval of utility easements by ARB.
3. Item #5 – The motion to allow the board to allow meetings to be held by electronic means was approved with Ric voting in opposition. (Janet/Michael)
4. Item #6 – Clarifying who has the voting rights to elect new board officers failed with Tom, Ric and Lynn voting in opposition. (Janet/Michael)
5. Item #7 – Removing the requirement that the Treasurer co-sign contracts was approved with Ric and Lynn voting in opposition. (Janet/Eliisa)
6. Item #8 – Allow expand reasons for closed meetings to include sensitive contract negotiations and/or litigation. No action taken pending future discussion and community meeting.
7. Item #9 – Notifying TT office of change in unit ownership within 30 days failed with Tom, Ric and Lynn voting in opposition. (Janet/Michael)
8. Item #10 – No action to change "pets" to "animals".
9. Motion to rescind all of the motions on the topic of bylaw discussions was defeated by a vote of 3-4. (Ric/Tom) Michael, Janet, Jayne and Eliisa voted in opposition. *This vote does not change the outcome of any of the previous motions.*

VII. New Business

- A. Secretary's Report on meetings – Janet
 1. Report listing closed and other meetings held in 2025 was received which documented 6 closed meetings by the board.

VIII. Community Reports and Other Business

- A. Ad Hoc Website Group – Meeting to be scheduled with Nate.
- B. Ad-Hoc Energy Conservation and Green Energy Workgroup
 1. A request was submitted to make a presentation to Western Alliance Bank regarding resident loans for the purchase of clubhouse solar panels.

IX. Adjournment (Janet/Eliisa) at 8:32pm.

Next board meeting: Tuesday, March 24, 2026, at 6:30pm.

Submitted by Janet Hirsch, Secretary