

**Tamarack Trails Community Services Association
Board Minutes March 20, 2018
6:30 pm - Clubhouse Community Room**

6:30 PM Quorum present: Jean MacCubbin, Pat Laubach, Howard Bellman, Antonio Galvan, Andy Owca, Ric Genthe, Lori Zunker, Association Property Manager
Also in attendance: Georgia Taylor (7347 Tree Ln), Nino Amato and Debra Fuller (64 Oak Creek Trl), Nancy Korda (7412 Cedar Creek Tr.), Judy Bluel (26 Oak Creek Trl.)

- I. Approval of the BOD Minutes – 4 minutes
 - A. February 19, 2018
Motion Howard/Ric Approve minutes with the amendments to add West Place before the words borders under V,F, a in the motion.
- II. Community Correspondence - 5 minutes
 - A.
- III. Property Manager's Report, **Questions and Clarification -**
 - a. **Lori introduced herself and getting acquainted working in the office and assessing immediate technology needs.**
- IV. January 2018 Financial Report - 15 minutes
 - A. Report Highlights

Andy reviewed a few items and clarified a few questions board members had relating to depreciation, for example the truck. We only had one-month report. Andy informed us that the committee is compiling a list for the auditor to more fully understand why things are handled the way they are.

B. Other Items

- V. Committee Reports - 20 minutes
 - A. ARB – March, 07 Meeting
 - a. **Solar Tubes addition to a resident unit who already had a solar tube was approved.**
 - b.
 - c.
 - B. Amenities – March 08, 2018
 - a. Appointment- Larry White (71 OC)

7:11 PM Motion: Pat/Ric To approve Larry White to the Amenities Committee. Passed

- b. Status of first floor remodel
 - 1. Plans are on the way to schedule the remodel. **Lori will get bids and coordinate.**

C. Finance – February 28, 2018

Andy O.

- a. **Committee is gearing up to education themselves on more fully understanding the balance sheets and will be working with the auditor when that process begins. The committee is creating a list of questions to address with the auditor that will aid in the committees grown knowledge.**

b.

D. Garden – March 14

a. Appointments

1. Trish Gavin (7417 TL)
2. Kamu Konduri (95 OC)
- 3.

7:15PM Motion Pat/Howard. To approve the appointment of Trish Gavin and Kamu Konduri to the Garden Committee. Passed.

b. Policy Change, Fees

Discussion: The largest cost is taking away the waste due to compositing.

7:18 PM Motion: Jean/ Ric Approve the recommendation to roll back the fee to 25% from 50%. Passed.

E. Human Resources – No Meeting

a. Appointment- Janet Hirsch (7311 CC)

7:19 PM Motion Howard/ Ric To appoint Janet Hirsh. Passed

F. Maintenance – Review meeting minutes from February 6

a. Appointments- Scott Budd (144 Pine Ridge)

7:20 PM Motion. Ric/Andy Approve the Appointment of Scott Budd to the MC Passed.

b. W/O Antonio shared some of the rewrite he worked on with Don Haasl. Antonio will bring the item back to MC to be voted on and then back to BOD for approval.

G. RAC –

a. Spring Brunch, Saturday April 21, 2018

b. Good Life, March April

H. Welcome – March 5, 2018

a. Appointments- Deb Wallace (7445 TL)

7:30 PM Motion Howard/Andy. To Deb Wallace to the Welcome Committee. Approved

b.

I. Nominations & Elections- No meeting held.

Discussion on inquiring residents about interest to serve on the BOD for six months or the remainder of the term left vacant. Ric had person in mind and will update next month.

VI. Old Business - 20 minutes

A. Update on Service Level Survey (Andy O.)

Andy will get a draft to us in the near future.

B. Review Parking Lot -- outstanding issues. Lori will locate the parking lot list in the files and bring to the next meeting. She will add those items we add during this meeting.

C. Update on West Place II Plans and Workgroup Activities

Old building is tore down. The footprint of the building is now visible. We have been trying to set up a meeting with John L. (owner of the project). Our concerns are the increased traffic from the development and the parking issues with Wexford.

Parking at apartment complex. People at the complex who do not have a DL and car registered at the office must park on the street. This has increased street parking.

D. Update Archiving Procedures

Updates will continue when Jean is in the office as she has more time after the transition.

VII. New Business - 20 minutes

A. Recreation Policies Draft

8:02 PM Howard/Ric Motion to approve the Recreation Policies for 2018 (Pool).

B. Sauk Creek Greenway, City Project- 5 minutes

Nino Amato: Asked that a committee be formed to look into the project. Nino said he is planning to speak to our alder person and also meet with city hall and do his own due diligence. For residents who have questions Nino has agreed to be a contact. Nino will report to Jean what he finds out from our alder person and city hall.

VIII. Review Board Calendar - 5 minutes

A. Listening Session scheduled for the 24th of April

8:04 Motion: Andy/Howard Move to adjourn into executive session. Passed.

IX. Adjourn for Executive Session—

A.

X. Adjourn

9:06PM Motion: Ric/Andy to adjourn executive Session. Passed.

Reminders:

BOD Meetings

-April 17, 2018 at 6:30PM

-Listening Session, April 24, 2018, 6:30PM at the Club House

-Tuesday April 10, 2018, Situational Safety Meeting