

Tamarack Trails Community Services Association

Board Minutes August 28, 2018

6:00 pm - Clubhouse Community Room

Present: Anne Rohr, Howard Bellman, Antonio Galvan, Jean MacCubbin, Andy Owca, and Pat Laubach

Absent: Ric Genthe

Also Present: Lori Zunker, Property Manager; Due to the rains we had over 45 residents present.

6:00 – 6:30 pm Public Discussion on Recent Rainfalls and Storm Water Issues—

Next Steps

Jean, President informed all present that the first half hour of the meeting will be dedicated for residents to inform each other about the recent rainfalls. Below is a summary of the community sharing.

Ron Shuler 7435 Cedar Creek Trl: Concern was the drain above the basement window. He provided a handout with photographs.

A resident chimed to ask about cleaning gutters. Josh expressed that residents should put in a request and they will get to it that same day or the following morning (or as soon as possible).

Sibil 19 Oak Creek Trl. She experienced puddle in her basement. Water seems to come from two directions to her property. Photographs were included. She feels it is like holding pound behind her house. This problem at her property has been going on for a few years and is not just a recent occurrence.

David Jonathan, 1 Red Oak; He has had issues for several years and believes that the origin of the problem are additions to properties.

Judy Bluel, 26 Oak Creek Trl Resident cited that in the past Lou or Bob said there would be some work done due to the “lakes” that develop during rain. Judy has had Zanders at her house before.

Resident asked about a proposal for a study of it from Mead & Hunt:

Resident is citing a book of resolution: Lou has never completed what he proposed to do. My neighbor has had expenses of \$18,000 thus far over a period of time. She cited (paraphrased) the condo documents that *if the landscaping is not up to standards, that Tamarack is responsible.*

7401 Tree Ln.; The drainage between condo (closest to Tree Ln) had an enormous pool of water in the basement. Their sump pump worked fine but in the morning there was a pool in the basement. “Our lower level windows are just a few inches above the pool that develops.”

7410 Cedar Creek Trl.; The Center Swale ends at this residents’ unit. The previous repair has not worked (swale). “It has been going on for over two years and it is about time it gets resolved.”

Jean interjected that the resolution proposal for the center swale (main drain) has been introduced into the budget.

David again: My understanding is that some properties were built without water tiles. Should properties without sump pumps be prioritized?

Georgia offered: Tim indicated that it was the new shingles.

76 Oak Creek Trl.; Expressed that she has 5-inch gutters, but they were not enough in a heavy rain.

Josh explained that the old model of gutters are not good enough to deal with heavy rains because of their design including leaf guard. The new ones work better because the leaf guard are steel mesh and the water will not just run over them during heavy rains.

6:35 PM Official portion of meeting was called to order by Jean, President.

I. Approval of the BOD Minutes

A. June 17, 2018

6:37 PM Motion Howard/Andy Motion to approve minutes as they were presented with no changes. Passed.

B. July 30, 2018, Email vote re: nepotism policy

6:38 PM Motion Pat/Howard Motion to approve the minutes of the hiring of another staff member’s relative. Passed

C. August 6, 2018, Email Vote re: ARB minutes
6:39 PM Motion: Andy/Anne Motions to approve the ARB Email Minutes. Passed.

II. Community Correspondence

A. Stormwater Issues (see forum notes above.)

B. Tree Ln Assessment Comparisons

1. There was a resident who took issue with the cost of his assessment and is withholding paying his monthly assessment. Office has taken action.

C. 7367 Tree Ln – Stormwater Issues

1. Current Resident has sold the property. The new owner is aware of ongoing issues expressed at previous board meetings. she informed us that the new owner has all the documentation, including audio from last year's board meeting.

III. Property Manager's Report, Questions and Clarification

A. Highlights

1. There have been recent Car thefts and attempted break-ins. Notices went out to the community.
2. Concrete work began last week, a week late due to weather.
3. Grounds-- hiring process for two positions has started.
4. Center Swale, the work would be contracted for the Spring of 2019. Currently looking at competing bids and Maintenance Committee has reviewed and will propose for the 2019 budget.
5. Audit, presentation to be held at September board meeting.
6. City Concrete Work, a process has changed in the city. Lori is in touch with someone in the city to see if the association can be billed directly.
7. Pool- the immediate repairs will take place at the end of the pool season.

IV. May/June Financial Report - 15 minutes

A. Report Highlights

Andy summarize the budget numbers. Janet asked about line number 91500/9110. Prudy expressed that Josh checking on that work being properly documented.

B. Update Audit/Taxes

Presentation to board this coming month.

C. Preliminary Work on 2019 Budget

Work continues and needed budget to address all things currently exceeds the 10% cap on a new budget. Prioritization and long-term planning continues.

V. Committee Reports

A. ARB – August 1, 2018 Minutes to Review (see email vote 8/6)

1. Approvals: 7381 TL- screen door; 101 PR- deck; 12 PO-gas connection; 53 OC – deck; Blink Art Project
2. Tree Removal Policy for BOS

7:00 PM Motion Howard/Pat To approve the tree removal policy, the fence policy and the

Maintenance committee's recommendation for the use of composite materials.

Passed.

3. Fence Policy for BOS
4. MC Recommendation use of Composite Materials
5. Other--

7:10 PM Motion Howard/Pat To approve the addition at 144 Pine Ridge of a four-board railing with composite white cap rail on three sides of the deck, painted Tamarack white.

Passed.

- B. Amenities – No meeting held.
- C. Finance – July 25 and August 15, 2018 Minutes to Review
 1. 30-year Spreadsheet Analysis
A committee of residents participated in this planning.
 2. Property Evaluation Discussion
This item was tabled. Lori asked for a proposal. Jayne, Maintenance Committee put in a request for a proposal.
 3. Budget Preparations are underway.
 4. Committee Budgets for 2019 were reviewed; see minutes.
 5. Preliminary Audit Results were presented at this meeting.
 6. Other
- D. Garden – No Meeting held.
- E. Human Resources – July 23 and August 6, 2018 Minutes to Review
 1. Ongoing Review of Employee Manual
 2. New Chair—Janet Hirsch
 3. HR is tasked with developing ways to compensate/raises for employees.
Discussion: Howard raised a question about what responsibilities are charged to what committees. It was suggested that members of the board schedule a meeting with committee chairs to clarify responsibilities and expectation.
- F. Maintenance – August 7, 2018 Minutes to Review
 1. *Resident Request Project*
 2. Property Reserve/Engineering Study, see Property Manager Report summary above or handout.
 3. Lori and Jayne will determine if money can be found in the 2018 MC budget for pool boiler and flange repair, and, if not, submit an emergency budget request to BOD.
 4. Tennis court maintenance will be researched by Josh.
- G. RAC—No meeting held.
 1. Betty Lou Cruise, August 23
 2. Dinner by the Pool, Sunday Sept. 16
- H. Welcome – August 13, 2018 Minutes to Review
 1. New Resident Reception, Sept. 11, Invites Mailed
 2. Confirm BOD attendees
 3. Updated New Resident Reception Protocol

7:30 PM Motion Howard/Andy to approve and update the new resident Protocol. Passed.

- I. Nominations & Elections- July 30, 2018 Minutes to Review (none presented)
 1. Schedule and Materials for Distribution

1. October 1st is the Budget Hearing Meeting, 7:00 pm
2. October 22nd is the Annual Membership Meeting, 7:00 pm.

VI. Old Business -

- A. Review and Comment Work Order Comment Cards
- B. Review Parking Lot -- outstanding issues
- C. Resident Assessment Survey—preliminary results
- D. Update on West Place II Plans and Workgroup Activities
- E. Update on Sauk Creek Restoration Project and Workgroup Activities (aka Concern Citizens/Residents Workgroup)
- F. Tree Ln/Cemetery Stormwater Mtg.

Note: There is a new contact person at the Cemetery. A resident on Tree Ln. concerned about “marsh” being filled in by cemetery; she is following up with the city on her own and possibly update up on the future.

- G. Tree Ln Parking Policy/Declarations/Options.

8:40 PM Motion Howard/Pat Pursuant to the Board of Directors provided in Article 10 Section two *“In Phase VI any parking space or spaces determined by the Board of Directors to be extensions of the trail or driveway adjacent to an Owner’s Lot Shall be considered that Owner’s driveway; any vehicle parked in such area shall move within 24 hours of a snowfall to allow for snow storage. In these areas the type of vehicles shall be restricted to those allowed in Vehicles And Other Large Equipment Kept in Community, Policy N. I-102.”*

Passed.

Owners of affected units will be contacted.

VII. New Business

- A. Assessment Survey Results Chart—sent via email; thanks Janet Hirsch for volunteering.
- B. Items for Next Good Life (Save the Date—Annual Meeting, 2019 Budget Hearing, and Dinner by the Pool; ARB Neighborly Standards for Trash/Recycling Containers, Service Survey with Updated 2018 figures, Security Light Neighborly Standards, Others?)
- C. Annual Meeting Logistics & Assignments
- D. Hail Damage Meeting Notes
Jean, Lory and Prudy helped to review all the work of reimbursement for downspouts and gutters, roof flashing.
- E. Mead and Hunt

8:50 Motions Howard/Pat To accept the bid from Mead and Hunt for stormwater design work 15-21 OC. Passed.

VIII. Review Board Calendar - 5 minutes

- A. Schedule a Listening Session (early Nov.)
- B. Schedule Two Orientation Sessions (11/1 Thurs., 11/19 Mon.)
- C. Schedule Auditor Presentation, Grobe Assoc. -- Sept. 18 BOD

IX. Adjourn for Executive Session—

9:00 PM Motion Andy/ Anne To Adjourn into Executive Session, Passed

- A. Staffing Issues

X. Adjourn

Reminders: BOD Meeting: Tues. Sept. 18, 2018; New Resident: Tues. Sept. 11
Annual Meeting: Monday Oct. 22, 2018; Budget Hearing: Monday, Oct. 1, 2018