

Tamarack Trails Community Services Association, Inc.
Board Minutes-for Approval
Tuesday, January 28, 2020
6:30 pm – Clubhouse Community Room

Board members present: Janet Hirsch, Amy Kell, George Meyer, Bob Jacobs, Dean Ryerson, Anne Rohr. Absent: Larry White

Residents present: Judy Bluel, Jean McCubbin, Charlotte Woolf, Rosemary Stenbach.

- I. Welcome & introductions.
- II. Approval of BOD minutes
 - A. 2019-12-17 Meeting Minutes—Jacobs/Ryerson, unanimous acceptance.
 - B. 2019-12-17 Executive Sessions—Kell/Rohr, unanimous acceptance.
 - C. 2020-01-06 Special Meeting—Meyers/Jacobs, unanimous acceptance.
- III. Community Correspondence
 - A. John Holbrook Letter. Unanimous agreement on the positive comments from Realtor Holbrook on our process and final choice of new Association Manager.
- IV. Property Manager's Report – (*included at the end of these minutes.*)
 - A. Approval of Bruce Contract for blow-in mulch, pending review and approval by the Maintenance Committee. \$40,000 budgeted for 2020, (\$43,500 bid from Bruce Co.) Meyer/Ryerson, unanimous acceptance since Angie agreed to find the extra \$3500 elsewhere in her landscape budget. Also, Angie has sent out three bids for future snowplowing, as the present Maple Leaf contract expires this fall.
 - B. Judy Bluel and other residents questioned weekend service for ice melt and extra attention to roads and trails—and the sand in some of the barrels seems to be too fine, not coarse enough for good grip on the ice. This observation will be passed on to landscape/maintenance/management.
Charlotte Woolf repeated the reminder from MGE that it is important that residents brush off their gas meters, dryer vents, and furnace exhaust vents if covered in snow.
- V. December 2019 Financial Report – End of year; not final until after audit. However, Treasurer Meyer pointed out that our investment account is now back to previous levels, even ahead of late 2018 numbers.
- VI. Committee Reports
 - A. Architectural Review Board (ARB) – Review minutes of January 8, 2020.
 1. 6 Pin Oak patio step to be built by our staff.
 2. Approve membership of Jean MacCubbin and Eve Siegel: Ryerson/Jacobs, unanimous approval.
 - B. Amenities – No meeting.
 - C. Garden – No meeting.
 - D. Finance – Review minutes of 2020-01-15.
 1. Real Estate Comparison by John Holbrook. It was suggested to print his comparison of our fees to other local associations in the Good Life; Hirsch will wait until after upcoming finance committee meeting to review these findings.
 - E. Human Resources- No meeting.
 - F. Maintenance – No meeting
 1. Next meeting: February 11, 2020.
 - G. Residents Activity Committee (RAC)- Review minutes 2019-12-09 not available at December BOD meeting.

1. February Souper Bowl Event has been cancelled.
 2. See New Business for request regarding tenure changes for members.
- H. Welcome- No meeting.

VII. Old Business

- A. Vista West Senior Community (formerly Capri)- No report.
- B. Sauk Creek Restoration- No report
- C. City of Madison Watershed Studies- No report.
- D. JBAM—On schedule to begin driveway project this spring (per Eve Siegel).

VIII. New Business

- A. By-law revisions regarding committee tenure. In order to allow the Resident Activities Committee members to continue service on the committee, they have requested that term limits be eliminated. The proposed change will be published in the Good Life for resident comment. The policy will be placed on the March agenda.
- B. Board Calendar: Next meeting-February 25.
- C. New Manager Meet & Greet-February 3.
- D. The Board agreed to review all the listening session notes and comments from the manager search groups, and to always keep these and other choices regarding possible efficiencies and cost controls in mind as we proceed. Amy Kell will condense and forward these to the board members.

IX. Adjourn 7:30 pm Jacobs/Meyer, unanimous.

FOR OFFICE USE: Attachments: BOD Minutes 2019-12-17; 2019-12-17 Executive Session; 2020-01-06 Special Meeting; Financial Statement -December 2019; Manager's Report; Bruce Proposal for Mulch; Committee Minutes: ARB 2020-01-08, FC 2020-01-15; RAC 2019-12-09; Community Correspondence: Holbrook Letter