

**Tamarack Trails Community Services Association, Inc.**  
**Board Agenda- Draft 2-for Approval**  
**May 26, 2020 6:30 pm**  
**Clubhouse Community Room-ZOOM meeting**

Board members present Janet Hirsch, Amy Kell, George Meyer, Bob Jacobs, Dean Ryerson, Larry White, Anne Rohr and Manager Daryl Larson. (Notice and ZOOM address sent to all residents). Residents present: Judy Bluel, Jean McCubbin, Bonnie Ackerman, George Jesien, Jayne Meyer, Ron and Barb Schuler, James Steinbach, Rise Futterer. Nancy Korda, Greg and LetaAnn Knapp, Carol Prugh, Dee Seyfarth, Brian Shore, Rosemary Stenback, Ingrid Reis-Glass, Sue Howe, Trish Gavin, Sharon Genthe, Joan Foster, Christina Finet, and Betty Brunner.

- I. Welcome and introductions. President Hirsch thanked Dean Ryerson for setting up the ZOOM meeting and he briefly explained usage guidelines.
- II. Approval of BOD minutes
  - A. 2020-4-28 Meeting minutes—Jacobs, Kell, unanimous acceptance.
  - B. 2020-4-28-Executive Meeting Minutes--Ryerson, Jacobs, unanimous acceptance
- III. Community Correspondence
  - A. Betty Brunner (22 Oak Creek)-A letter was submitted with concerns about landscaping. The resident asked about comparison of landscape costs now versus when Bruce Co. did the work. She feels Bruce cleaned beds, repaired bare spots, trimmed bushes, and overall did more comprehensive work than current Maple Leaf Co (plus our staff). The contract is currently out for bids; our current contract ends at the end of summer. BOD referred this item to Maintenance, Angie and Daryl to be sure the submitted bids are for the same work and continuously discussed, corrected, and enforced. The Finance Committee will review regarding next year's budget.
  - B. Ryerson asked how the Maintenance work order list is doing; is the work getting done? Daryl said the maintenance team is working on the most serious issues first, perhaps doing other lesser work in the same area at the same time from both old and new orders.
- IV. Property Manager's Report (attached at the end of this report) Highlights as follows--
  - A. . Rock wall work (7411 Tree Lane, 5 Honey Locust) should start in August or September. Concrete and asphalt prep on Cedar Creek is underway (sewer drains checked, all good), ready to go. Gene met with Hustad Companies to get clubhouse deck bids. Viktor's painting finished on Bayberry, starting Red Maple, should be done end of May, weather permitting. Tennis court repairs this week if the weather permits. Daryl thanked Dean for the Zoom meeting setup, and after a brief discussion it was voted to purchase the monthly Zoom setup for \$14.99 per month, cancellable at any time. Training sessions will be organized for committees and residents.
  - B. The office just received notice on Monday, May 25th that we may open the pool at 25% capacity (around 30 residents) with numerous guidelines in place—hand sanitizer, attendant, lifeguards, cleaning procedures. The hope is to start filling, chemical testing, and getting the Neumann Pool checkup accomplished to open within thirty to 45 days.
- V. Financial Report, Treasurer George Meyer

- A. Meyer reports that our Investment account is at \$524k which was the goal for year-end—good news. He reports that there may be some cost offsets this year, but summer brings big, expensive projects that are just starting.

#### VI. Committee Reports

- A. Architectural Review Board (ARB) – Minutes of 5/13/2020 were received. Remind residents who install solar panels that roof repairs after this install are now an owner issue; Daryl plans to remind residents quarterly to always check with the office and the ARB before beginning exterior building projects.
- B. Amenities – No meeting.
- C. Garden – No meeting. Nancy Korda, Chair, provided a copy of the Garden Committee Policy and clarified that the garden budget is separate from TT funds. It is based on income from fees versus expenditures. Last year's water valve repair was costly, indicating fee increase. BOD will be apprised of policy changes to approve. There is now no differential in till/no till fees. Meyer felt fees should also be approved by the BOD. The discussion will be deferred to the next board meeting.
- D. Finance – Minutes of 5/20/2020 were reviewed. The Finance Committee recommendation to transfer \$50,000 from checking to an interest-bearing account based on the Association Manager's recommendation and assurance of liquidity of those funds was approved unanimously.
- E. Human.Resources- No meeting.
- F. Maintenance Committee- Minutes of 5/12/2020 were reviewed. A motion was made for approval of the MC recommendation that all decks be built/replaced using AZEK (or a comparable composite material) starting June 1 with no cost differential charged to owners..White/Kell, unanimous approval.
- G. RAC- no meeting. Notice will be in next Good Life that the RAC is seeking new members and suggestions for events. All are welcome; there is no size limit for this committee.
- H. Welcome- Minutes of 5/18/2020 were reviewed. They are reviewing the packet of information that is handed to new residents, and stressing ARB review before starting any exterior changes.

#### VII. Old Business

- A. Vista West- Hirsch reported that Capri Communities will be in contact with owners along the property line regarding bedrock blasting which will need to be done at the site. This is tentatively scheduled to occur in late June.
- B. JBAM-Jewish Burial Association of Madison-The contractor has started staking in the area. Angie will monitor the trimming and removal of trees along the property line.

#### VIII. New Business

- A. Pool- Preparation is underway. We can open with 25% capacity and are writing guidelines for Phase 1. Daryl reports that the insurance company has no issue with opening. He and Jean have placed ads for guards and has several candidates.

#### IX. Motion to adjourn to Executive Session approved. 8:20pm

Next meeting-June 23, 2020.

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