

Tamarack Trails Community Services Association, Inc.

Board Minutes

February 23, 2021: 6:30 pm

Virtual Meeting via Zoom

Board Members Present: Janet Hirsch, Bob Jacobs, Amy Kell, George Meyer, Dean Ryerson, James Steinbach, Larry White.

Others Present: Property Manager Daryl Larson, Tamarack Trails Residents: Bonnie Ackerman, Judy Bluel, Keith Findley, Christina Finet, Joan Foster, Rise Futterer, Tricia Gavin, Don Haasl, George Jesien, Leta Ann Knapp, Mike Kollath, Wayne Koska, Eileen Kramer, Jean MacCubbin, Jayne Meyer, Roy and Debbie Meyer, Barbara Schuler, Anne Selna, Dee Seyfarth, Brian Shore, Henry Wertheimer

- I. Welcome and Introductions - Board President Janet Hirsch called the meeting to order at 6:32 pm and welcomed all participants to the meeting.
- II.
- III. Approval of Board meeting minutes - A motion was made by Jacobs, seconded by Steinbach, to approve the minutes from the January 26, 2021 regular board meeting. The motion carried.
- IV. Community Correspondence - None
- V. Property Manager's Report - Property Manager Larson's monthly report for February is attached to these minutes.
- VI. Financial Report – December 2020-Treasurer George Meyer reviewed the year-end 2020 financial reports and commented on those budget items that were over or under budget. Covid-19 and staff vacancies resulted in some savings in 2020. Recommendations relative to the 2020 excess funds will be made as part of the report of the recent meeting of the Finance Committee. Meyer thanked the many people who developed the budget.
- VII. Committee Reports
 - A. Architectural Review Board – Amy Kell reported that the Committee is completing its work on a revision of the Book of Standards. The Committee will ask for owner comments on revisions to the Book of Standards at a yet to be determined date in March. Following that meeting it is anticipated that the Board will receive the revised Book of Standards for approval at the Board's regular meeting in April.

B. Amenities - No Meeting

C. Garden - No Meeting

D. Finance – Treasurer George Meyer reported on the February 17, 2021 meeting of the Finance Committee.

1. A motion was made by Meyer, seconded by Kell, to accept the Committee's recommendation to select Wegner CPAs for the annual audit and tax returns for the next three years. Annual fees for fiscal years 2020/2021/2022 are \$7,700/\$7,850/\$8,100. The motion carried.
2. George indicated that Property Manager Larson researched interest rates for money markets, certificates of deposit, and savings accounts from various financial institutions. The Finance Committee will make a recommendation regarding investments for the Board's March meeting.
3. The committee discussed the appropriate disposition of \$132,188 in 2020 excess income over expenses. The estimates are \$22,836.65 in reserve income and \$109,351.50 in operating income.
 - a. A motion was made by Meyer, seconded by Jacobs, to retain \$14,400 of 2020 excess income in the checking account to pay \$1,400 for additional auditor expenses and \$13,000 for City sidewalk concrete expenses. The motion carried.
 - b. A motion was made by Meyer, seconded by Ryerson, to deposit \$16,781 of the excess funds into the Contingency Fund for use in replenishing some accounts that may be over-budget in 2021. The motion carried.
 - c. A motion was made by Meyer, seconded by White, to transfer \$50,000.00 of the 2020 excess income to the Investment Account. Of this amount \$22,836.00 is excess reserve income and \$27,164.00 is excess operating income. Once in the Investments Account, it is all considered Reserve Funds. The motion carried.
 - d. A motion was made by Meyer, seconded by Kell, to transfer \$50,000.00 of 2020 excess income to the Money Market Account to fund additional maintenance and landscape work that might not get

done this year according to a plan to be developed by staff in consultation with the Maintenance Committee and with Board approval and with the understanding that the amount may be adjusted if the amount available per the final audit is different. The motion carried.

E. Maintenance – Dean Ryerson reported on the February 9, 2021 meeting of the Maintenance, Safety, and Security Committee. The committee continues to monitor issues to drainage remediation. A sub-committee continues work on informing owners of the Work Group on Pesticide Use. The Committee approved the mission statement and organization structure that was recommended by the sub-committee. A presentation will be developed to promote community involvement and buy-in.

1. A motion was made by Ryerson, seconded by Jacobs, to approve the Committee’s recommendation for Chris Harper and Eileen Kramer to serve as Committee members. The motion carried.

2. The Committee discussed two bids that were received for painting.

a. A motion was made by Ryerson, seconded by White, to approve the bid from Viktor’s Painting in the amount of \$17,237.00 for painting units on Gray Birch Trail. The motion carried.

b. A motion was made by Ryerson, seconded by Steinbach, to approve the bid from 3rd Gen Painting and Remodeling Co. in the amount of \$15,770.00 for painting of units on Hemlock Trail. The motion carried.

F. Residents Activity Committee - No Meeting.

G. Welcome – No Meeting

H. Nominating Committee - No meeting

VIII. Old Business - None

IX. Community Reports and Other Business:

A. Strengthening Ties Together - Amy Kell reported on the continued work of the Committee. She updated the board on several specific crime related events in our area and noted that concerns related to those and other

events sparked the Strengthening Ties Together initiative. She noted that the group is planning a Zoom meeting for owners related to personal and property safety and awareness.

- B. Candidate Forum - Amy Kell also reported that to serve not only our Association owners but also our larger neighborhood consideration is being given to sponsoring a forum with the two candidates whose names will appear on the April 6 election for Alder for District 9. Board members expressed support for a forum. Amy will keep the board informed.

Such a meeting could require more participant capacity that currently possible with the Association's Zoom account. A motion was made by Kell, seconded by Ryerson, to purchase an upgrade to the current Zoom account to allow up to 300 participants for \$200 annually. The motion carried. (On further research following the meeting Property Manager Larson determined that a monthly upgrade to accommodate additional participants is available.)

- C. Vista West Updates – Janet Hirsch reported on efforts to resolve traffic issues related to construction worker parking on Tree Lane.
- D. Sauk Creek Greenway and Bike Path Updates – No updates.
- E. Gammon Area Plan - Dean Ryerson reported that the City of Madison Plan Commission will receive an update on the Odana Area Plan at its March 8, 2021 meeting. He indicated that a report of the January 21 and 27 public meetings on the plan is available on the Odana Area Plan project web page at the City of Madison Plan Commission website.

Following discussion, a motion was made by Ryerson, seconded by Meyer to authorize TT Community Services Association President Janet Hirsch to send a letter to the Plan Commission with concerns the Association has relative to the Plan. The motion carried.

A draft of the letter will be written by Ryerson, Steinbach, and Hirsch and provided to Board members for comment prior to being sent to the Plan Commission.

Ryerson encouraged the Board to keep owners apprised of the Plan and on ways owners can submit comments relative to the Plan. He also

encouraged the Board to hold an informational meeting on the plan following the Plan Commission's meeting on March 8, 2021.

F. MG&E Solar Program – James Steinbach will update the Board on the potential costs of a project which will provide solar energy to Association owned properties.

G. The next regular meeting of the Board will be held on Tuesday, March 23, 2021.

X. Adjournment. A motion was made by Jacobs, seconded by Kell, to adjourn the meeting. The motion carried. Time: 8:35 pm.

Dean Ryerson
Secretary