

Tamarack Trails Community Services Association, Inc.

Board Minutes

April 27, 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: Susan Albert, Judy Bluel, Elizabeth Brunner, Marguerite Cronin, Donna Duffey, Christina Finet, Randy Finet, Joan Foster, Rise Futterer, Tricia Gavin, Don Haas, Leta Ann Knapp, Wayne Koska, Eileen Kramer, Jean MacCubbin, Pat Maddox, Jayne Meyer, Izzie Popic, David Reed, Barb Schuler, Dee Seyfarth, Brian Shore, Eve Siegel, Paul Skidmore, Rosemary Stenback, Caryl Terrell, Pam Tobey, Jim Waeffler, Nina Winston.

- I. Welcome and Introductions – Board President Janet Hirsch called the meeting to order at 6:30 pm and welcomed all participants to the meeting. She noted that due to the large attendance of residents who attend via Zoom, the Board will consider Hybrid meetings in the future.
- II. Approval of Board meeting minutes – A motion was made by , seconded by , to approve the minutes with revisions from the March 23, 2021 regular board meeting. The motion carried.
- III. Community Correspondence – The Board discussed a correspondence from resident Bonnie Ackerman re: a point of order relating to the board's decision to enroll in the MG&E Solar Shares Program. The concern was that proper committee action was not solicited prior to the approval to participate in the program. Steinbach and Hirsch will respond from the Board to Bonnie Ackerman in writing as this item was one of policy that did not relate to a specific committee.
- IV. Manager's Report – Property Manager Larson's monthly report for April is attached to these minutes. He indicated that hiring is taking place for seasonal staff members, and invited residents to submit names of individuals interested in a six-month temporary landscaping position.
- V. Financial Report – Treasurer George Meyer reviewed the February and March 2021 financial reports. He indicated that the Reserve Investment Account amount is significantly above projections at \$754,000 as of April 19, 2021.

VI. Committee Reports

- A. Architectural Review Board – Minutes of April 14, 2021 were received.

Amy Kell led a discussion of the recommended changes to the Book of Standards dated (Draft 3.04.2021 for ARB Review See items in RED). Last Revised by the TT Board of Directors on 4.19.2016.

1. A motion was made by Meyer, seconded by Ryerson, to approve the recommended changes in item 8. Entry Ramp, Entry Stair, Handrail, as noted on page 17. The motion carried.

		
Number 1 ACCEPTABLE if <3 Steps	Number 2 NO LONGER ACCEPTABLE	Number 3 ACCEPTABLE
		
Number 4 NO LONGER ACCEPTABLE	Number 5 ACCEPTABLE Graspable bar	Number 6 ACCEPTABLE - Two Handrails

2. A motion was made by Meyer, seconded by Jacobs, to approve the recommended changes in Item 13a, Grills on page 19 which adds the following wording:

13. GRILLS, OUTDOOR HEATING UNIT and FIRE RINGS

The Owner is responsible for any damage to Common Areas and any Living Units resulting from their use of Grills, Outdoor Heating Units and Fire Rings.

The motion carried.

Following the motion on Fire Rings, a second motion was made by Meyer, seconded by Steinbach to revise the above motion to remove the reference to Fire Rings and revise the wording as noted below. The motion carried.

The Owner is responsible for any damage to Common Areas and any Living Units resulting from their use of Grills and Outdoor Heating Units.

3. A suggested change to 13c, Fire Ring, was referred back to the ARB for further clarification on the use of fire rings on individual lots and/or on common areas. The recommendation will be brought back to the Board for approval at a future Board meeting.

4. A motion was made by Steinbach, seconded by Jacobs, to approve changes to 13.b Outdoor Heating Unit. The motion carried on a 5/2 vote, with Hirsch and Kell voting no.

13.b. Outdoor Heating Unit — Owners/residents may use portable space heating units in outdoor settings within their Living Unit Lot. Outdoor Heating Units must be operated in a safe manner and according to manufacturer's instructions. Do not leave them unattended when in operation to protect people, pets and property. These items use a variety of possible fuels, including electricity, propane and natural gas. Natural gas connections to interior gas lines must conform with MGE standards described in 13.a. Grills.

Patios, decks, sidewalks and driveways might provide a suitable base for the heating unit. The ARB allows the Owner to install up to a 15 sq. ft area of concrete pavers or bricks at a safe distance from the Living Unit but within the Unit Lot as a base for an outdoor portable space heating unit.

To the extent possible, outdoor heating units should be routinely stored in the garage or basement. If this is not feasible, outdoor heating units should be disconnected from the fuel source and covered in a neutral or dark tarp when not in use and over the winter.

5. A motion was made by Meyer, seconded by Kell, to approve changes to 18.i Raised Beds with the following language revision, "Raised beds must be removed when no longer used for gardening purposes. The motion carried on a 5/2 vote with Hirsch and Steinbach voting no.

18.i. RAISED BEDS — Raised beds require ARB approval and must be within the Living Unit Lot line. **Raised beds should not unduly interfere with the performance of TT Landscaping and Maintenance. Raised beds may remain in place over winter but must be removed when no longer used for gardening purposes.**

6. A motion was made by Ryerson, seconded by Jacobs, to approve changes to 20 and 25.b regarding the slope of replacement patios, sidewalks and walkways with other surfaces. The motion carried.

20. PATIOS, SIDEWALKS GARAGE ASPHALT-

Consistent with state and local stormwater infiltration ordinances, TT encourages removing cement patios when installing a deck. TT encourages replacing concrete, including patios and sidewalks, with pavers, bricks or permeable surfaces, **but with required sloping away from Living Unit foundations. ...**

25.b. Patio or Walkway Replacement with Permeable Surfaces

... Consistent with state and local stormwater infiltration ordinances, TT encourages replacing concrete, including patios and sidewalks, with pavers (flagstone or slate), bricks or permeable surfaces to facilitate drainage, **but with required sloping away from Living Unit foundations. ...**

7. The ARB has requested that staff review **30. Community Design Standards (updated 03/15/2015): Request Maintenance Supervisor UPDATE to Post Hail Storm Materials.**

At its next meeting, the ARB will consider language regarding retractable awnings and whether a non-contractor can be used for condo construction projects.

B. Amenities – Minutes of April 9, 2021 were received. Bob Jacobs reported on the April 9 meeting of the Amenities Committee. He noted that the Committee will host a luncheon to thank employees for the renovation work on the lower clubhouse meeting room.

A motion was made by Jacobs, seconded by White, to ask the Amenities Committee to explore the concept of benches in locations around trails. Following discussion regarding resident privacy concerns, the motion passed 6/1 with Kell voting no.

The Amenities Committee is seeking additional members. Residents interested should contact the office.

C. Garden – No Meeting

D. Finance Committee – Minutes of April 21, 2021 were received. George Meyer highlighted various aspects of the April 21, 2021 meeting of the Finance Committee.

A motion was made by Meyer, seconded by White, to accept a Finance Committee proposal to move 30-year budget accounts of less than \$7,000 from Reserves to Operations in 2022. The motion carried 6/1, with Hirsch voting no.

A Finance Committee document “A Primer on Tamarack Trails Reserves” will be considered by the Board at its May meeting.

E. Maintenance – Minutes of April 13, 2021 were received. Dean Ryerson reported on the April 13, 2021 meeting of the Maintenance, Safety, and Security Committee.

1. A motion was made by Ryerson, seconded by White that the Board approve a request by Donna Duffey dated April 5 for reimbursement in the amount of \$253 for the cost of having animals removed from her chimney. The motion carried.
2. A motion was made by Ryerson, seconded by White that the Board approve the Bid from Ziegler Landscaping, Inc. dated 03/15/21 in the amount of \$7,435 plus tax to remove and replace a timber wall with a limestone wall and other work at 60 Oak Creek Trail as specified in the bid proposal contingent on ARB approval of the use of Fond Du Lac wall stone. The motion carried.
3. A motion was made by Ryerson, seconded by White that the Board approve the bid from Ziegler Landscaping, Inc. dated 03/15/21 in the amount of \$7,515 plus tax for work at 7432 and 7434 Cedar Creek Trail as specified in the bid proposal contingent on ARB approval of the use of Fond Du Lac wall stone. The motion carried.
4. A motion was made by Ryerson, seconded by White that the Board approve the bid from the Bruce Company dated 04/08/21 in the amount of \$6,074.89 to replace the rock wall on the north side of the home at 44 Oak Creek Trail. The motion carried.

It was noted that we need to tighten up our vendor contracts and have them include more detailed information.

The Committee held a special meeting on April 21, 2021 to consider a recommendation from the Neighbors-for-a-Greener-Tamarack for a No-Mow-May demonstration project. The proposal includes an evaluation plan based on a resident questionnaire.

A motion was made by Ryerson, seconded by Meyer to approve the No-Mow-May demonstration project proposal behind 40-48 Oak Creek Trail and the resident questionnaire associated with the project, along with the expenditure of up to \$130.00 for signage. The motion carried 6/1 with Hirsch voting no.

- F. Resident Activities Committee – Minutes of April 14, 2021 were received. James Steinbach provided information on the April 14, 2021 meeting of the Residents Activity Committee
- G. Welcoming Committee– Minutes of April 19, 2021 were received. James Steinbach reported on the April 19, 2021 meeting of the Committee.

VII. Old Business

- A. 2021 Pool Policies and Procedures.

A motion was made by Ryerson, seconded by Jacobs, to approve the 2021 Summer Recreation Policies along with the Covid-19 Addendum. The motion carried.

By consensus, the Board denied a request by an outside organization for early morning pool rental.

- B. Maple Leaf Landscape Contract Negotiation

A motion was made by Ryerson, seconded by Kell, to approve a Maple Leaf Contract negotiation over the next three landscape seasons. The motion carried.

VIII. Community Reports and Other Business

- A. Strengthening Ties Together – Amy Kell announced that an information meeting on safety issues will be held via Zoom at 6:00 pm on May 5, 2021. The group anticipates holding an outdoor in-person meeting in the future.
- B. Vista West Updates – Janet Hirsch reported that construction continues and that several residents attended a recent open house at the site.
- C. MPD Summer Strategic Plan – Janet Hirsch informed the Board that a communication was sent to the MPD regarding safety concerns as part of the MPD Summer Strategic Plan.
- D. Odana Area Plan Updates – Dean Ryerson, and Janet Hirsch will continue to keep the Board and residents apprised of action related to the Odana Area Plan.
- E. The next regular meeting of the Board will be held on May 25, 2021.

- IX. Adjournment. A motion was made by Jacobs, seconded by Kell to adjourn the meeting. The motion carried. Time: 8:51 pm.

Dean Ryerson
Secretary