

## **Tamarack Trails Community Services Association, Inc.**

### Board Minutes

May 25, 2021 at 6:30pm  
Virtual Meeting via Zoom

Board Members Present: Janet Hirsch, Bob Jacobs, Amy Kell, George Meyer (Present for part of the meeting), Dean Ryerson, James Steinbach, Larry White

Others Present: Association Manager Daryl Larson, Tamarack Trails Residents: Bonnie Ackerman, Linda Bellman, Judy Bluel, Susan Findley, Christina Finet, Tricia Gavin, Don Haasl, George Jesien, Carolyn Klotz, Leta Ann Knapp, Wayne Koska, Eileen Kramer, Jean MacCubbin, Cliff Mason, Jayne Meyer, Denise Merkin, Jude Morse, Tim Patton, Izzie Popic, David Reed, Dee Seyfarth, Brian Shore, Pam Tobey, Charlotte Woolf.

- 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 announced several adjustments to the agenda.
- II. Approval of Board meeting minutes – A motion was made by White, seconded by Jacobs, to approve the minutes with revisions from the April 27, 2021 regular board meeting. The motion carried. The revisions were to note that White made a motion, seconded by Jacobs, to approve the Minutes from the March 23, 2021 Board meeting.
- III. Community Correspondence
  - A. The Board discussed correspondence from resident Bonnie Ackerman re: the board's decision to enroll in the MG&E Solar Shares Program and questioned the board's decision to use unbudgeted funds and the manner in which committees were involved or not involved with the decision. Following discussion, no action was taken.
  - B. The Board discussed a letter from Jude Morse re: replacement of damaged shrub adjacent to her front porch. Hirsch and Larson will contact resident and take action as appropriate.
  - C. Madison Police Department and Tamarack Resident, Captain Tim Patton, presented an overview of the Department's Summer Strategic Plan focusing on crime, disorder, and community engagement in the West District.
  - D. A discussion was held on a petition from Residents of Oak Creek Trail regarding the placement of benches along the walking paths on Association property. The homeowners expressed concern about privacy and security should the benches be installed on the walking paths or near homes. The petitioners were in favor of benches near the clubhouse. Other discussion centered around the decision-making process for the proposed bench project and the need for community input. The Amenities Committee will explore the concept of benches. The proposal will also be reviewed by the ARB, Finance, and Maintenance committees and presented at a resident forum prior to any further Board action.
- IV. Manager's Report – Association Manager Larson's monthly report for May is included at the end of these minutes.

V. Financial Report – April 2021 Financials

- A. Larry White commented on the April 2021 Financial Report.

VI. Committee Reports

- A. Architectural Review Board – Minutes of May 12, 2021 were not received.

1. Amy Kell reviewed the minutes of the May 12<sup>th</sup> meeting. Discussion was held on an issue involving a requested deck revision which would extend the deck onto the common area. Board members discussed the encroachment onto common property and whether the project would be in violation of Articles III, V and VI of the Restated Declaration. A motion was made by Steinbach, seconded by Jacobs, to ask legal counsel to review our documents to determine 1) whether an owner is allowed to build over their lot line onto common property and 2) what latitude the Board and/or the ARB has on this issue. The motion was approved unanimously.

- B. Amenities – No meeting. Bob Jacobs reported on the installation of resident artwork in the lower meeting room of the Clubhouse. Jacobs will ask the Committee to draft a proposal for Board consideration outlining the display of resident artwork in the Clubhouse. The proposal should include opportunities for the larger TT community to participate and should include a non-judgmental approach to the artwork selection process.

- C. Garden – No meeting.

- D. Finance Committee – Minutes of May 5, 2021 were received. Larry White reviewed the minutes of the meeting. He indicated that the minutes from the Finance Committee included a wrong amount for the Investment Fund Balance. The correct amount is \$748,475. FC members received a presentation on the potential costs for work which may be done on the central swale. No actions by the Board were necessary.

- E. Human Resources – No Meeting.

- F. Maintenance – The minutes of May 12, 2021 were received.

1. Mulch Overage – The MC discussed the additional amount of mulch used by The Bruce Company which resulted in an overage. Landscape Supervisor Angie Swan negotiated a settlement in which Tamarack Trails will reimburse The Bruce Company \$5,000 of the \$18,000 overage. A motion was made by Ryerson, seconded by White, to approve the settlement agreement. The motion carried on a unanimous vote.

Dean noted that the Committee will explore options to mulching to reduce the annual mulching expenditure.

The board stated that we need to ask our vendors for contracts that are tighter and more detailed and that contractors are made aware of our expectations.

2. A motion was made by Ryerson, seconded by Steinbach, to approve a bid from Affordable Contract dated May 11, 2021, in the amount of \$5,800 for work at various locations including 61 Oak Creek, 59 Oak Creek, 52 Oak Creek, and 22 Oak Creek. The motion carried with 4 ayes, one abstention (Jacobs) and one no (Hirsch).

- G. Resident Activities Committee – The minutes of May 12, 2021 were received. James Steinbach reviewed the minutes. He indicated that the committee is working on the pool party and with the Welcoming Committee regarding a new resident welcome reception. The Summer Solstice event is coming up on June 21<sup>st</sup>.

VII. Community Reports and Other Business

- A. Strengthening Ties Together – Amy Kell indicated that the committee continues to meet and hopes to hold an in-person meeting in June.
- B. 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.
- C. Pool Opening, Saturday, May 29<sup>th</sup> at 10am. With the increase in Dane County vaccination numbers, the pool will be opening at the 50% vaccination rate guidelines.
- D. Main Swale Drainage Project – Jeffrey Miller from David J. Frank will conduct an informational/educational presentation to the board on the main swale on June 15, 2021, at 4:00 pm in the clubhouse. The meeting will provide background information to the Board regarding remediation of the swale to prevent erosion.
- E. Listening Session – The invitation-only event is scheduled for July 12, 2021. Amy Kell and James Steinbach will conduct the session.
- F. Future Board Meetings – As COVID restrictions are lifted, the board will review options for hybrid meetings which may have in-person and virtual options. Hirsch and Kell will review procedures for public comment during board meetings.

VIII. Adjournment – A motion was made by Jacobs, seconded by Kell, to adjourn the meeting. The motion carried. Time: 8:34 pm.

Dean Ryerson  
Secretary