

Tamarack Trails Community Services Association, Inc.

Board Minutes

Tuesday, June 22, 2021 at 6:30 pm

Virtual Meeting via ZOOM

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

Others Present: Association Manager Daryl Larson. Tamarack Trails Residents: Bonnie Ackerman, Judy Bluel, Donna Duffey, Christina Finet, Tricia Gavin, Sharon Genthe, Don Haasl, Eileen Kramer, Jean MacCubbin, Jayne Meyer, Jim Munhofen, Izzie Popic, Brian Shore, Georgia Taylor, and Charlotte Woolf.

- I. Welcome and Introductions – Board President Janet Hirsch called the meeting to order at 6:30 pm and welcomed all participants. Janet stated that this is a business meeting of the board. During the meetings, both the board members and participating residents need to be guided by mutual respect and open debate. Residents should wait until called upon to speak and then confine comments to the topics at hand. All speakers should address the entire board and not just selected members.
- II. Approval of board meeting minutes – A motion was made by Bob, and seconded by James, to approve the minutes from the May 25, 2021 regular board meeting. The motion carried.
- III. Community Correspondence
 - A. The board discussed correspondence from resident Jim Munhofen re: maintenance issues. He pointed out that the trim on his unit was in need of repair and painting. Janet noted out that many maintenance projects, including painting, are done by phase on a regular schedule and that the overriding guide for our maintenance was the 30-year planning model. Jim wondered if the phased schedule was sufficient given the current state of maintenance needs. Janet suggested that Jim might want to attend a Maintenance Committee meeting to raise his concerns. She thanked him for his interest and participation.
 - B. The Board reviewed correspondence from resident Sharon Genthe re: benches. Janet agreed that the board needs to do a better job of communicating with residents and gathering their input.
- IV. Manager's Report – Association Manager Daryl Larson's monthly report for June is included at the end of these minutes. One small correction to the report is that the Good Life Newsletter was sent out on 6/22 rather than 6/21. Regarding flue replacement, Daryl added that he is checking with Gene to see if existing flues can remain for residents who have converted from wood to gas or never use their fireplace.
- V. Financial Report – May 2021 Financials
 - A. Association Treasurer George Meyer commented on the May 2021 Financial Report:
 1. Regarding the balance sheet, George pointed out that the investment fund is up another \$8,000 since the end of May. Our reserves are currently \$250,000 higher than the 30-year model projected. We are in good shape, but need to keep in mind that market values can change. He also noted that the current unpaid assessment balance is low.
 2. Regarding the income statements, George pointed out that most expenditures were

on target for expected spending and will be in line by the end of the year. There are a couple of expected overages expected, but they are minor. The 2.5% estimated inflation rate for the reserve account seems reasonable at the current time. Daryl pointed out that \$2,500 was budgeted in 2021 for his attendance at the CAI convention, but he has cancelled due to COVID health and travel concerns.

VI. Committee Reports

A. Architectural Review Board

1. The minutes from the special meeting of the ARB on May 3, 2021 and the regular meeting of the ARB on May 12, 2021 were discussed at the May board meeting.
2. Amy Kell reviewed the minutes from the regular meeting of the ARB on June 7, 2021. The only project approval that prompted board discussion was the denied request to remove a healthy tree at 86 Oak Creek. Christina Finet verified that the ARB policy allows a resident to remove a healthy tree at their own expense, if they also pay for a replacement. The tree policy will be reviewed when the Book of Standards comes to the board for review.

B. Amenities – No minutes. Meeting was on June 21, 2021. Bob Jacobs reported that Amenities discussed the display of resident artwork. The proposal will be presented at the July meeting when the minutes are also available.

C. Garden – No meeting.

D. Finance

1. George Meyer reviewed the minutes of the FC meeting on June 16, 2021. The major issue is the drainage project and how best to finance the chosen option. If necessary, the pool resurfacing project could be deferred without any adverse impact on the pool's health. Property insurance premiums are expected to increase, but within a reasonable range.
2. The budget hearing will be October 11, 2021. Prudy Stewart, Don Haas and Tom Ferris are expected to comprise the ad-hoc budget development group.
3. The 2020 financial audit report will be ready for review at the July board meeting.
4. Future Finance Committee meetings for the summer will begin at 3:00 pm.

E. Human Resources – No meeting.

F. Maintenance - Jayne Meyer and Janet reviewed the minutes of the MC meeting on June 8, 2021.

1. The presentation of the swale proposal by the David Frank Company to the board was excellent. The estimate for their initial proposal is \$249,000. Following a review of the project by two representatives from City Engineering and the potential for berm work, they will be revising their proposal and costs. The Bruce Company bid has not yet been received.
2. George suggested that more tours of the swale be made available for residents since it is such a significant project. Maintenance Committee is planning a public information meeting on the topic.

G. Resident Activities. James Steinbach reviewed the minutes of the RAC meeting on June 9, 2021.

1. The recent Solstice event was a big success and nearly 100 residents attended. Daryl will make photographs available when they're ready.
2. The pool party will have a different format this year. In an effort to maintain quality while reducing expenses, the music will be recorded rather than live and the RAC is looking into different catering options.
3. The reception for new residents will be held on October 7, 2021 at 6:00 pm. It will include residents from the last two years.

H. Welcome –No Meeting

VII. Old Business

- A. NONE

VIII. New Business

- A. The date of the Annual Owners Meeting was set for Tuesday, October 26th at 7 pm.

IX. Community Reports & Other Business

- A. Strengthening Ties Together. Amy reported that a very good safety meeting was held near the parking lot and it was led by several MPD participants. She has requested participation in a periodic meeting with local businesses to address safety in business parking lots. A subgroup will explore a multi-community survey. She also discussed a group called Joining Forces for Families.
- B. MPD Summer Safety Updates. Janet drew attention to the article on the front page of the Good Life. Neighborhood patrols and surveillance of the traffic at the 4-way stop have increased.
- C. Odana Area Plan Updates. Janet reported that the project has not changed much since the last report. Our opportunity to participate is limited to several upcoming city committee hearings.
- D. Main Swale Drainage Project – covered earlier.
- E. The Listening Session was confirmed for Monday, July 12th. Invitations will be sent out by US Mail. James and Amy will handle the listening session.

- X. Adjournment – A motion was made by Bob, and seconded by George, to adjourn the meeting. The motion carried at 7:32 pm. The next board meeting will be Tuesday, July 27, 2021.