

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

### Board Minutes

August 24, 2021 at 6:30 pm

Via Zoom

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

Others Present: Association Manager Daryl Larson and Tamarack Trails Residents: Bonnie Ackerman, Judy Bluel, Donna Duffey, Christina Finet, Tricia Gavin, Sharon Genthe, Don Haasl, Jean MacCubbin, Pat Maddox, Jayne Meyer, John Mitchell, John/Becky Oaks, Izzie Popic, David Reed, Ron/Barb Schuler, Anne Selna, Brian Shore, Paul Skidmore, Rosemary Stenback, Pam Tobey, Jim Waeffler, Nina Winston, Charlotte Woolf.

Welcome and Introductions – Board President Janet Hirsch called the meeting to order at 6:32 pm and welcomed all participants to the meeting.

- I. Approval of Board meeting minutes – A motion was made by Amy Kell, seconded by Bob Jacobs, to approve the minutes from the July 27, 2021 board meeting and the special board meetings on August 5, 2021 and August 18, 2021. The motion carried.
- II. Community Correspondence – Janet Hirsch reported on an email from Resident Paulette Harder that shared her positive experiences with the Tamarack staff and the ARB.
- III. Manager's Report – Property Manager Larson's monthly report for August is attached to these minutes.
- IV. Financial Report – July 2021 Financials: Treasurer George Meyer highlighted various aspects of the July 2021 financial report. He indicated that most accounts are on par and explained several that were not indicating that all was in order and the finances are in good order. He also indicated that the Reserve Fund Balance continues to be above projections.

It was noted that the expenses for the Grounds staff is 20% under budget due to the lack of seasonal staff. Larson indicated that he is looking for two additional hires for the remainder of the year.

#### V. Committee Reports

- A. Architectural Review Board – The minutes of 07-14-2021 and 08-11-2021 were received. Amy Kell outlined the July and August committee minutes indicating that board action was not necessary on any items. She noted that a flowchart of the status of various owner projects is helpful to the committee in tracking those projects and that ARB members are assigned to monitor projects.
- B. Amenities Committee – The minutes of 07-13-2021 and 08-03-2021 were received.
  1. A motion was made by Jacobs, seconded by White, to approve the donated artwork that the Committee recommended for display in the Club House. The motion carried with 6 ayes and 1 nay (Hirsch).

2. A motion was made by Jacobs, seconded by White, to approve the placement of benches as per the first phase of the "Tamarack Trails Community Benches Proposal" as submitted by the Committee. The first phase provides for two benches in Club House area and one in the garden area. The approval will be contingent on approval from the Garden Committee. The motion carried. This will allow for resident feedback/survey prior to approval and placement of additional benches. It was noted that previously the ARB approved the style of the benches; the Maintenance Committee rejected the placement of the benches on common areas.
- C. Finance Committee – The minutes of 07-21-2021 and 08-18-2021 were received.
1. A motion was made by Meyer, seconded by Kell, to approve the recommendation that Bill Probst be appointed to the Finance Committee. The motion carried.
  2. George Meyer and Larry White reported on recent meetings of the Finance Committee during which members spent considerable time discussing and making recommendations for funding the proposed swale project and the increase in property insurance premiums. Board members suggested that the board develop a plan to explore ways to mitigate future property insurance premium increases. The Committee also working on the 2022 annual Association budget.
  3. Don Haasl and Tom Ferris were thanked for their presentation on the Long Range Budget.
- D. Maintenance – The minutes of 07-13-2021 and 08-18-2021 were received. Dean Ryerson reported on recent meetings of the Maintenance Committee. The Committee focused recently on recommendations relative to the proposed swale project. In addition, the Committee directed Property Manager Larson and Maintenance Moeller to include in The Good Life an article that will show the status of work to be done including but not limited to painting, roadwork, and decks.
- A Committee sub-group has been working on the No-Mow demonstration project and provided the Board with a report on the project that included results from a resident survey.
- E. Resident Activities Committee – James Steinbach reported on the August 11, 2021, meeting of the Committee. He highlighted the September pool party and the September 8 Jazz concert.
1. A motion was made by Steinbach, seconded by Jacobs, to accept the recommendation of Diane Jungblut to an appointment on the Committee. The motion carried.
  2. Vista West-The Grounds Supervisor is working with the neighbors to resolve some of the issues along the property line.
- F. Welcome Committee – The minutes of 07-12-2021 were received. James Steinbach indicated that the Committee would sponsor a new member reception on October 7, 2021.

- G. Nomination and Election Committee – The minutes of 08-19-2021 were emailed to board members following the meeting. Amy Kell reported that the Committee is working on procedures for the upcoming Board of Directors election. She noted that thus far five residents have agreed to run for open Board of Directors' seats.

#### VI. Old Business

- A. Main Swale Updates. A motion was made by Meyer, seconded by Jacobs, that the Tamarack Trails Board of Directors finds the five contingencies related to the Frank swale project proposal have been met and that the Board authorize Property Manager Larson to enter into the David J Frank Company contract at a cost of \$219,890. The motion carried with six voting aye and one voting nay (Kell).
- B. 2021-2022 Property Insurance Renewal for September 1, 2021. At their September 18, 2021 meeting, the board approved the Auto Owners Property Insurance proposal effective September 1, 2021 at a cost of \$220,416. Insurance options will be reviewed prior to the next renewal date.

#### VII. New Business

- A. Board members determined that the September and future meetings of the Board be held by Zoom until further notice.
- B. A motion was made by Meyer, seconded by Kell, that the October Annual Meeting of the Association be held via Zoom. The motion carried.

#### VIII. Community Report and Other Business

- A. Strengthening Ties Together - Amy Kell reported on the continuing work of the Strengthening Ties Together Committee. She noted that the Committee was monitoring with concern a proposed entertainment venue near West Towne Mall. She also indicated that the Committee was disappointed with the lack of engagement by Alder Nicki Conklin in the work of the Committee.
- B. Community Picnic - Janet Hirsch highlighted the Community Picnic that was held on Sunday afternoon, August 21 at Haen Park. She thanked Association members who assisted with the successful event.
- C. Listening Session – Board members James Steinbach and Amy Kell reported on the resident listening session that was held on July 12, 2021 and thanked residents for attending the Zoom session.
- D. Board Meeting on governance and association roles and responsibilities – Dean Ryerson asked that Board members schedule a meeting on governance procedures and association roles and responsibilities that has been discussed by the Board.

- IX. Adjournment. A motion was made by Jacobs, seconded by Kell, to adjourn the meeting. The motion carried. Time: 8:12 pm. The next meeting of the Board will be held on Tuesday, September 28, 2021.

Dean Ryerson  
Secretary