

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

### Board Minutes

September 28, 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: Judy Bluel, Marguerite Cronin, Donna Duffey, Christina Finet, Joan Foster, Rise Futterer, Tricia Gavin, Sharon Genthe, Don Haasl, Leta Ann Knapp, Eileen Kramer, Jean MacCubbin, Pat Maddox, Jayne Meyer, Denise/Les Mirkin, Cailin O'Connor, Ron/Barb Schuler, Rosemary Stenback, Prudy Stewart.

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 Jacobs, seconded by Steinbach, to approve the minutes from the August 24, 2021, board meeting. The motion carried.
- II. Community Correspondence – Janet Hirsch reported that some residents indicated surprise about a sign on the waste containers near the tennis courts that dog waste was not to be placed into the containers. She noted that the Association follows city guidelines re: pet waste and, for health concerns, the waste is not allowed in the containers.
- III. Manager's Report – Property Manager Larson's monthly report for September is attached to these minutes.
- IV. Financial Report – August 2021 Financials: Treasurer George Meyer highlighted various aspects of the August 2021 financial report. He indicated that the amount in the reserve investment account continues at a level above the minimum account balance as established by the Board and Finance Committee.
- V. Committee Reports
  - A. Architectural Review Board – The minutes of 09-08-2021 were reviewed by Amy Kell. No Board action was necessary.
  - B. Amenities Committee – The minutes of 09-21-2021 were reviewed by Bob Jacobs. No board action was necessary. Minutes will be provided at the October board meeting.
  - C. Finance Committee – The minutes of 09-15-2021 were reviewed by George Meyer. He reported that a decision was made to pay all income taxes for next year from funds in this year's budget. The estimated \$5,000 capital gains taxes for withdrawals from the investment account will be budgeted in 2022. He noted that most of the committee's work was preparation of the 2022 Association budget.

- D. Human Resources – The minutes of the 08-30-2021 meeting were reviewed by Janet Hirsch. Board members reinforced the Committee’s recommendation to maintain competitive salaries and benefits for Association employees.
- E. Maintenance – The minutes of 09-14-2021 and the special meeting of 08-23-2021 were reviewed by Dean Ryerson. He noted that the committee appointed subcommittees to explore issues and questions related to chimney caps and landscape stairs.
- F. Resident Activities Committee – James Steinbach reported on the September 1, 2021, meeting of the Committee. He indicated appreciation for the work of the Committee in engaging residents in a variety of programs sponsored by the Committee. He noted the partnership between the RAC and Welcoming Committee in terms of the upcoming New Resident reception.
- G. Welcome Committee – The minutes of 09-20-2021 meeting were not distributed and will be once received by the office. James Steinbach reminded Board members of the New Resident Reception from 5:30 – 6:30 pm on October 7.
- H. Nomination and Election Committee – A meet and greet session for Tamarack Board candidates will be held on October 5<sup>th</sup> at 6:30 pm at the Clubhouse and via Zoom.

VI. Old Business

- A. None

VII. New Business

- A. 2022 Draft Budget Review. Treasurer George Meyer reviewed various aspects of the proposed 2022 budget with Board members and other meeting attendees. As proposed, the average monthly assessment would have a 5.1% increase in 2022. He responded to questions. Board members expressed appreciation for those who spent many hours on the budget preparation.

A motion was made by Meyer, seconded by Ryerson, to submit the proposed budget and related documents to owners in preparation for the October 11 budget hearing. The motion carried.

Residents with questions about the proposed budget are invited to submit those questions to Property Manager Larson.

VIII. Community Report and Other Business

- A. Main Swale Updates– Property Manager Larson reiterated points about the swale project that he noted in his manager’s report.
  - B. Strengthening Ties Together - Amy Kell reported on the continued work of the Committee. She indicated that the Committee hopes to continue its work following the completion of her term as a Tamarack Board member.
  - C. The 2022 Budget Hearing Monday October 11<sup>th</sup> at 7:00 pm via Zoom was announced.
  - D. Annual Meeting. The Annual Meeting of the Association will be held on Tuesday, October 26<sup>th</sup> at 7:00 pm via Zoom.
  - E. Redistricting of Alders – Janet Hirsch indicated that a letter from the Board to Alders and other city officials expressing concern about several of the options for the redistricting of Alders. Some of the options will divide Tamarack Trails into two aldermanic districts.
  - F. Odana Area Plan – The plan was approved by the Common Council.
- IX. Reserve Primer – A motion was made by Steinbach, seconded by Jacobs, to approve the Reserve Primer with final edits to be completed by Hirsch and Haasl. The motion carried. The document will be included with the 2022 Budget packet which will be sent to residents.
- X. Adjournment. A motion was made by Jacobs, seconded by Kell, to adjourn the meeting. The motion carried. Time: 8:02 pm. The next meeting of the Board will be held on Tuesday, October 19, 2021, one week earlier than normal.

Dean Ryerson  
Secretary