

Tamarack Trails Community Services Association, Inc.

Board Minutes

October 19, 2021, at 6:30 pm

Via Zoom

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

Others Present: Association Manager Daryl Larson and Tamarack Trails Residents: Bonnie Ackerman, Judy Bluel, Chris and Deb Chritton, Marguerite Cronin, Christina Finet, Rise Futterer, Tricia Gavin, Sharon Genthe, Don Haasl, Julia Heisinger, Barbara Hughes, Leta Ann Knapp, Wayne Koska, Mark LaBarbera, Jean MacCubbin, Pat Maddox, Jayne Meyer, Denise/Les Mirkin, Becky Oaks, Cailin O'Connor, Izzie Popic, Anne Rohr, Barb Schuler, Paul Skidmore, Pam Tobey, 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 White, seconded by Kell, to approve the minutes from the September 28, 2021 board meeting. The motion carried.
- II. Community Correspondence
 - A. Janet Hirsch introduced Chris and Deb Chritton, who informed the board of a recent incident in which a bullet from a passing car penetrated their home on Tree Lane. They thanked Tamarack staff for assistance following the incident.
 - B. Correspondence from residents Cailin O'Connor and Les and Denise Mirkin was received regarding the disposal of pet waste and provided options for dealing with such waste. The issue was referred to the Maintenance Committee for its further review and recommendation to the Board.
- III. Manager's Report – Property Manager Larson's monthly report for October is attached to these minutes. In addition to the information on the report, Larson provided an update on a potential vendor to serve the Association's snow shoveling needs for the coming winter. Larson indicated that once he receives the contract from the vendor, he will ask the Board for immediate approval given that this is a timeliness issue.
- IV. Financial Report – September 2021 Financials: Treasurer George Meyer indicated that due to this meeting being earlier in the month than normal the September 2021 financial report was not available. He recommended that the report be distributed along with the Annual Meeting documents.
- V. Committee Reports
 - A. Architectural Review Board – The minutes of 10-13-2021 were reviewed by Amy Kell. No Board action was necessary.

B. Amenities Committee – The minutes of 09-21-2021 were reviewed. No board action was necessary.

C. Garden Committee – The minutes of 9-30-2021 were reviewed by Dean Ryerson. A motion was made by Ryerson, seconded by White to accept the Committee's recommendation that Bob Terrell be appointed to the Committee. The motion carried.

White announced that a bench was installed at the garden area.

D. Finance Committee – The minutes of 10-13-2021 were reviewed by George Meyer. He noted that the Association's investment advisor met with the Committee, a meeting that is held quarterly. The Investment Fund account has averaged 6.6% earnings annually since it was opened in 1993. The portfolio growth this year has been 10%. The October 8th balance is just over \$600,000. The amount in the Fund continues to be above the benchmark for this time of year. The work of the Committee with the development of the 2022 budget was discussed. Meyer indicated that the Annual Monthly Assessment is expected to increase on average per owner \$19.00 in 2022.

E. Human Resources – The minutes of the 10-18-2021 meeting were reviewed by Janet Hirsch. A motion was made by Kell, seconded by Ryerson, that the health insurance contract with Quartz effective 12-01-2021 be renewed. The motion carried.

F. Maintenance – The minutes of 10-12-2021 were reviewed by Dean Ryerson. He outlined a discussion held by the committee on chimney cap covers. A motion was made by Ryerson, seconded by Meyer, to direct the Board to secure legal opinions regarding the following questions: 1. Is Tamarack Trails able to require an owner to have an inspection and any necessary work done on the flue mechanics or dryer vents of an owner's home? 2. Is Tamarack Trails able to require an owner to cover the cost of a new flue vent cover or dryer vent should it need to be replaced. The motion carried.

Ryerson indicated that such a decision would be referred to the Maintenance Committee for further action and recommendations. Board members emphasized that this decision did not mean that such requirements would be implemented by the Board and noted the importance of communicating this to owners.

G. Resident Activities Committee – James Steinbach reported on the 10-13-2021 meeting of the Committee. Ryerson noted that an initiative to involve residents in maintaining plants on the current swale project would involve the RAC working with the Maintenance Committee.

H. Welcome Committee – The minutes of 09-20-2021 meeting were reviewed by James Steinbach. He expressed appreciation to Committee members for the recent new resident reception.

- I. Nomination and Election Committee – Amy Kell indicated that the Committee will tabulate the ballots of the Board election on Tuesday, October 26.

VI. Old Business

- A. Discussion of 2022 Budget Hearing which was held on 10-11-2021. Board members discussed comments made during the recent Budget Hearing. Board members are to provide Property Manager Larsen on or before November 10 any suggested amendments to the proposed budget.
- B. New Residents' Reception. A well-attended new resident reception was held recently and was a joint effort by the Resident Activities Committee and the Welcome Committee.

VII. New Business

- A. Discussion of Criminal Activity in Our Neighborhood. Amy Kell reviewed a recent communication she received from Deputy Mayor Reuben Sanon regarding concerns over public safety in our and adjoining neighborhoods. Following discussion Kell will coordinate a meeting between city officials at the Board at a date to be determined.
- B. Resident/Owner Survey. Board members discussed a draft of a resident survey. A sub-committee of Don Haasl, Dean Ryerson, and Larry White will modify several of the survey questions with input from Board members. The sub-committee will also consider questions that were asked in previous surveys. Board members were asked to provide feedback to the sub-committee as soon as possible but no later than November 10. It is anticipated that the survey will be approved for administration shortly after the Board's November 23 meeting.

VIII. Community Report and Other Business

- A. Re-Districting – Janet Hirsch noted that the City Council will vote on a redistricting option on November 2, 2021.

- IX. Adjournment. A motion was made by Kell, seconded by Steinbach, to adjourn the meeting. The motion carried. Time: 8:33 pm. The next meeting of the Board will be held on Tuesday, November 23, 2021.

Dean Ryerson
Secretary