

Tamarack Trails Community Services Association, Inc.
Board Minutes
April 26, 2022, at 6:30 p.m.
Via Zoom

Board Members Present: Janet Hirsch, Bob Jacobs, George Meyer, Dean Ryerson, Paul Skidmore, James Steinbach, Larry White

Others Present: Association Manager Daryl Larson, Bonnie Ackerman, Cathy Andrews, Judy Bluel, Donna Duffy, Christina Finet, Rise Futterer, Tricia Gavin, Don Haasl, George Jesian, Wayne Koska, Jean MacCubbin, Jayne Meyer, Carol Prugh, Anne Rohr, Barb Schuler, Anne Selna, Peter Shulla, Brian Shore, Pam Tobey.

Welcome and Introductions: Board President Ryerson called the meeting to order at 6:30 p.m. and welcomed all participants to the meeting. Board Member White joined the Zoom at 6:33 p.m.

- I. **Approval of Board Minutes:** Motion made by Steinbach, seconded by Meyer, to approve the minutes of the March 22, 2022 open Board meeting. Motion carried. Motion made by Meyer, seconded by Skidmore, to approve the minutes of the closed Board meetings dated March 30, April 1, April 7, and the special Board meeting of April 19. Motion carried.
- II. **Community Correspondence:** Ryerson reported that he has received comments from residents about the listening sessions that were held and will add those comments to his notes. He also reported a number of comments about the proposed bike path at Walnut Grove Park; that topic is added to tonight's agenda under item VIII, Community Reports and Other Business.
- III. **Public Comments:** Ryerson asked for resident attendees' comments. There were none.
- IV. **Property Manager's Report:** It was noted that this would be Daryl Larson's last report as our Association Manager. His report is attached to these minutes. In addition to his report, the following discussions occurred.
 - A. Meyer expressed concern about failing asphalt work done by Pobliski four or five years ago in the driveways off Tree Lane and asked about potential remedies. Larson will call Pobliski and our Maintenance Supervisor Gene Muller will call Pobliski to resolve.
 - B. Meyer asked how many lifeguards are needed for the pool. Larson stated five, with three needed to start the season; Lee will be returning every other weekend; one past student lifeguard may return. Meyer asked what other steps will be needed to meet the need in light of Larson's departure. Jacobs will be placing ads with Madison College and Edgewood College. Chat room comments

suggest other avenues for finding lifeguards, including swim clubs, Madison High Schools, and Water Aerobics instructors.

- C. Ryerson shared that he and Hirsch will meet with Larson on April 28 to discuss contractual and staffing matters. He also met with a subcommittee of Finance to ensure checks are signed in the interim.

- V. **Financial Report:** Treasurer Meyer discussed the monthly reports from February and March. We are well within budget limits on all items. He highlighted that the work order invoice income goal of \$10000 may not be reached, due to vacancies in our maintenance staff.

VI. Committee Reports

- A. **Architectural Review Board:** Jacobs reviewed ARB minutes of April 23, 2022, and the memo detailing the ARB schedule for updating the Book of Standards. The ARB requested that the Board consider deleting Policy IV-400 from the TT Book of Resolutions as all of the contents are covered in the Book of Standards. This action would eliminate the need for both documents to be reviewed and updated whenever changes occur. Board requested that action be delayed until the next Board meeting when the request would be explicitly noted in the agenda and published in the Good Life, allowing for comments before proceeding to vote. Hirsch asked about follow-up on a window replacement at 7423 Tree Lane that was not trimmed properly to ARB standards. Finet will follow-up with the owner; Jacobs will follow up with Waunakee Remodeling if needed.
- B. **Amenities:** There was no meeting in April; minutes of the March 15, 2022, were not included in this Board packet and will be in the May packet.
- C. **Garden Committee:** No meeting, updates in policies will be presented for approval to the Board next month.
- D. **Finance Committee** – Meyer noted that the Finance minutes contain much information that Board members should keep their copy on hand through the year. Jordan Dittmar from Wegner reviewed the audit with Finance before finalizing the report. Approximately \$5183 will be the year-end surplus. Meyer also reported the year-end checking balance was higher than necessary to cover expenses and thus the Finance Committee will explore transferring excess checking account funds to a different account. Finance looked at how best to cover the increased cost of the Maple Leaf contract and Victor's power washing contract from other line items that will have unspent funds without using the contingency fund. Treasurer Meyer asked Board members to note the Reserve Fund balance is in positive shape. A work group to look at Association insurance

is being formed: Dave Larson and Michael O'Sheridan, have volunteered to take part. Both have insurance industry experience.

- E. **HR Committee** – Ryerson reported HR met to discuss current vacancies and staff salary and benefits.
- F. **Maintenance Committee** – Hirsch reviewed the minutes and reported two ZOOM meetings were held to confirm a power washing contract and to approve a David J. Frank contract for drainage work behind 19 Mountain Ash. Jayne Meyer said work was beginning on policies concerning chimney caps and dryer vent cleaning. Over 60 people signed up for the dryer cleaning opportunity offered through the Association office.
- G. **Resident Activities Committee** - Steinbach reviewed minutes and highlighted the possibility for a new resident program called “Tam Talks”. A spring brunch is being planned for June 12 from 10:00 am -12:00 noon at the pool. A Wildflower Walk is scheduled on May 12th at 10:00 a.m. The Earth Day clean-up was rained out; no rain date was been chosen.

VII. Old Business

- A. **Communications update:** Hirsch reported that she and Steinbach met with Larson to discuss various communication issues and noted next steps as outlined in the spreadsheet received by the Board. The team will also meet with Nate Wielgosh of Wild Design Solutions, the contractor who set up our website, to discuss issues related to website functionality.
- B. **Policy update:** The ARB request to eliminate one policy and renumber a second policy placing it in a new section of the policies document that will be brought to the next Board meeting.
- C. **By-laws and Declarations:** Meyer reported that work continues.
- D. **Committees, Roles and Responsibilities:** Ryerson said work continues.
- E. **Encroachment Boundary Updates:** Ryerson will continue to include this item on the agenda as a placeholder, along with Resident surveys; however, there are other more pressing matters at this time so the Board may not hit its originally projected timelines for these topics.

VIII. New Business

- A. **Listening Sessions/Summary/Association Manager Process:** Ryerson thanked all who attended and will send an email summarizing what was heard. He asked

Board members to share what topics they heard as being important. Among them: our physical location, neighbors, sense of community, staff, safety, an on-site person in the manager role, maintenance, financial security, good management, and property values. Ryerson will share listening session information with both the resume screening and resident interview workgroups. Any resident interested in serving on either of the workgroups should contact Ryerson. He addressed the question about hiring an onsite manager vs. a management company saying noting that applications will be received from both to decide what will best meet Tamarack's needs. Meyer underscored the need to remain open minded, especially given the current job market situation and added that the bottom line is doing what's best for the homeowners. White added that a hybrid approach may work.

- B. Board member attendance at CAI (Community Associations Institute) events was encouraged. Hirsch reported on an April event she attended with Jayne Meyer and felt it was worthwhile.
- C. Monthly assessment study: Ryerson has worked with Don Haas, Sharon Genthe and a realtor in our association trying to gather data about whether our assessments are in line with other associations in the Madison area. The task proved difficult to do. Steinbach commented that the Finance Committee did such an investigation 4 years ago, finding it difficult and that time it was concluded that given all of the variables, Tamarack assessments were reasonable for what is offered by the Association.
- D. Pool recreation polices were shared. Pool will open the Saturday May 28 and close September 25; Hirsch moved approval of the policies; second from Steinbach. Motion passed unanimously. Policies will be in the Good Life.

IX. Community Reports and Other Business

- A. **Strengthening ties:** Skidmore reported the last meeting was with the Distract Attorney. He will work with Nino Amano to share the recording of the meeting through our office.
- B. **Sauk Creek Greenway Survey:** no update.
- C. **Madison Pheasant Brach Watershed Study:** no update.
- D. **New Bike Path:** There will be a public meeting via Zoom on May 5, 5:30 pm to discuss the proposed bike path through Walnut Grove Park. Skidmore reported on the process the city used to get to this point. The trail will cross pedestrian walks and include jumps and require trees be removed. Skidmore spoke with the director of the parks about the matter. Currently a similar path is located in Aldo

Leopold Park. The director noted that if there's significant community opposition the city would most likely not proceed with the project. Skidmor shared the concern and information with the president of the Walnut Grove Association, Sauk Creek Neighborhood Association, and the Oak Brook Association.

Motion by Meyer that the Board send a letter to the City of Madison Parks Division, Alder Nikki Conklin, City of Madison Engineering Division, JoJo O'Brien, Mayor Satya Rhodes-Conway and any others deemed necessary to go on record as opposing any extension of the proposed Walnut Grove Park bike trail through the conservancy, adding that we also have initial concerns about the proposed trail through Walnut Grove Park. Second by Steinbach. Meyer and Ryerson to write. Motion passed unanimously.

X. Adjournment. Motion to adjourn by Steinbach, seconded by Jacobs. Meeting adjourned at 8:08 p.m.