

**Tamarack Trails Community Services Association**

**Architectural Review Board Minutes**

**APPROVED**

**January 11, 2023, 4 pm**

**\*\*\* Clubhouse (and ZOOM for Izzie) \*\*\***

1. Confirm Quorum;.C. Finet, P. Maddox, J. MacCubbin, B. Hughes, R. Jacobs, I. Popic  
Stacey Haberman, Association Manager, James Steinbach in attendance to assist with hybrid meeting and use of large monitor. Excused absence: Eve Siegel
2. Additions to the Agenda: C. Finet requested that meeting proceed to item 6 after approval of minutes. All agreed.
3. Approval of ARB Minutes of November 9, 2022. Motion to approve (Maddox, MacCubbin) APPROVED
4. Resident Requests—none  
**(Skip to #6 on agenda now)**
5. Chair’s Report
  - a) Election of officers for Architectural Review Board for 2023. Delayed until February meeting.
  - b) March ARB meeting was moved to March 15 from March 8 due to lack of a quorum.  
Approved by ARB members by email. We’ll be in lower-level room.
  - c) Recruitment for additional ARB member. Bob’s GL article for new member will be edited a bit and put in the Feb GL. Current members will look around and suggest possible additions to the ARB.
6. Ongoing Business
  - a) Report of Working Group on Book of Standards (BoS):
    - i. Three articles were submitted by Jean MacCubbin for January Good Life. These included:
      - Notice of Public Hearings for proposed Book of Standards Rewrite
      - Dates for January educational “Mini Series” for residents on proposed changes to the BOS
      - Known ARB meeting dates and deadlines for resident requests
    - ii. Review of PowerPoint presentation  
The group went through a practice run of the presentation, with display on large monitor.  
Assignments were made for who will discuss each slide as thus:  
Christina: 1 – 8  
Jean: 9 – 17  
Pat: 18 – 25  
Jean: 26 - 38  
Christina: 39, 40  
Barb: 41 – 43 (Note that Barb will not be present for zoom presentation so Pat can fill in)  
Pat: 44, 45  
Jean: 46,47  
Christina: 48 – 50  
It was agreed that we should emphasize items in bold on slides, not read each slide but rather provide a brief narrative of what’s important, presenting background and/or history when it’s relevant. Some minor adjustments in numbering of the items on the slides corresponding to the BoS were noted. James timed the presentation and reported that it was 40 minutes without considering questions from residents. There were sighs of relief and cheering for a job well done!

iii. Final Questions of BoS

**7. Skip back to item 5 and then on to Old Business**

- a) Members reports on completion of approved projects; updates on any in-progress projects or projects not started:
  - i. 135 Pine Ridge: Betsy Stampe—graspable handrail has been completed
  - ii. 8 Oak Creek: Wilensky-Gratch—replacement of screens with windows, and new storm door on former screen porch has been completed
  - iii. 12 Pin Oak: Voss—front door replacement is complete
  - iv. 31 Red Maple: Stacey Campbell—status of radon mitigation, upstairs window replacement, egress window and basement partial remodel. Radon mitigation is complete but the city of Madison permitting office is pushing back on how to classify this condo which is delaying the contractor from obtaining permits.
  - v. 7421 Cedar Creek: Riceman—work has not yet begun on railings.
- 9. Member reports on complaints received or observed relevant to the ARB functions and policies set forth in the Book of Standards. between the unit and the ramp. NONE reported.
- 10. Adjourned at 5:50 (Maddox/MacCubbin)

**CALENDAR of UPCOMING MEETINGS for 2023**

Feb. 8, Mar. 15\*, April 12, May 10, June 14, July 12, Aug. 9, Sept.13, Oct.11, Nov. 8, no meeting in Dec.

\*Meeting moved from March 8 due to lack of quorum.

Submitted by Pat Maddox 1/13/23