

Tamarack Trails Community Services Association, Inc.
Hybrid Board meeting minutes January 24, 2023
Tuesday, January 24, 2023, 6:30 pm

Called to order: 6:33 pm

Board members present: Jacobs, Jesien, Meyer, Ryerson, Skidmore, Steinbach, White
Association Manager Haberman

Community members present (22):

Mark Aylesworth, Judy Bluel, Christina Finet, Jason Foster, Rise Futterer, Sharon Genthe, Don Haasl, Janet Hirsch, Leta Ann Knapp, Eileen Kramer, Jean MacCubbin, Pat Maddox, Denise Mirkin, Julia Pierstorff, Carol Prugh, Ann Rohr, Brian Shore, Barbara Schuler, Rosemary Stenbeck, Pam Tobey, Nina Winston, Charlotte Wolff.

I. Approval of minutes: 2022-12-27 Open meeting PASSED

A. 2022-12-27 Meeting Minutes

- Moved/seconded as corrected. PASSED.

II. Community Correspondence

- None. Ryerson asked if there were additions to the agenda. There were none.

III. Association Manager's Report - Stacey Haberman (See attached.)

- Haberman touched on several main points:
 - She and Angie had a positive meeting with a candidate for grounds lead person, who has worked at David J. Frank.
 - Light snowfall has allowed the crew to work rodent control entry points.
 - 78 resident/dwellings signed up for chimney inspection and/or cleaning. Jayson will give complete inspection report.
 - She is reviewing viewing all contracts and getting at least 3 bids for each.
 - The meet-the-manager meetings went very well.
 - The clubhouse will be painted on January 26th and will be closed that day.
 - Flying squirrel exclusion
 - Flying squirrel exclusion has been problematic.
 - Flying squirrels are a protected species and must be humanly relocated
 - It must be done soon before pupping season.
 - The entire project must be contracted out to get a warranty on the work.
 - We have a bid for the work. The work will block access but does not address any interior damage.
 - MOTION to accept the Kwik Kill bid for flying squirrel exclusion in the amount of \$2,400 - \$2,900. Bob/Larry. PASSED

IV. Financial Report – Preliminary December 2022 – Larry White

- No surprises.
- The reserve fund is a bit low but within our target range when the \$40k approved from surplus is added. Assessments will be sufficient to rebuild,
- Operations expenses for 2022 were \$125k under budget, principally due to staff savings.
- a. Our new account with Edward Jones generated \$700, and we expect additional Edward Jones accounts to generate another \$600-\$700 monthly.

V. Committee Reports

A. Architectural Review Board (Jacobs)

- The ARB is ready to present revisions to the Book of Standards.
 - There are informational meetings for residents, at the clubhouse on Friday, Saturday, and Monday, all at 1:30,
 - In February there will be meetings to seek resident approval.
 - All meetings will be in-person. all in person.
 - There will be an e mail blast with this information tomorrow (Wednesday 1/25)
- The ARB is seeking more members.
 - Ryerson noted multiple committees need more members. There will be a notice in The Good Life for how to get involved.

B. Amenities-No Meeting

C. Garden – No Meeting

D. Finance (White)

- No quorum so no official actions were taken.
 - Reviewed status
 - The finance committee has added treasury bills to the portfolio and hopes for \$600-\$700 month.
 - Committee members will meet with the representative from Edward Jones.

E. Maintenance – No Meeting

F. Resident Activities Committee (Steinbach)

- a. No current member of the RAC is able to become chair.

G. Welcome (Steinbach)

- The committee requests board approval of two new members:
 - Kendra Gurnee – 5 Red Maple Trail
 - Denise Mirkin – 7317 Cedar Creek Trail.
- MOTION made by Steinbach/Jacobs PASSED

H. Nominations and Elections - No Meeting

VI. Old Business

A. By-Laws, Policies, Declarations

B. Dean asked if we should review TT rental agreements.

- Some clubhouse users pay, some don't. Is the system fair to residents? Hirsch suggested the creation of an ad hoc group of residents to review, with general agreement.
- White noted that in 2022 TT had rental revenue of \$2,693 while \$1,000 was budgeted. This was in large part from clubhouse rentals.
- Several board members noted that TT doesn't charge daily use fees for the courts or the pool regardless of whether they are used by residents or guests. There was also discussion of how to prioritize uses when there is a conflict.
- Several board and audience members expressed strong views to not get too deep in the weeds with this, and to be very clear what problem is being solved. There was general agreement.
- Finet asked if CAI had useful information in re rentals.

- RYERSON TASKED HABERMAN, WHITE, JACOBS AND MEYER WORK ON THIS ISSUE.

C. Communications (Steinbach) No update

D. Committee Chair Meeting.

- Ryerson noted that this is set up for Wednesday February 1st.

E. Staff Re-structuring

- Ryerson noted that this is in process.

VII. **New Business**

A. Solar Panel Ad Hoc Committee.

- Thursday evening 1/26 they will update Ryerson on what TT has done and what we might do as individuals and as an association.

B. IT Recommendations

- Report and proposal from Nathan Wielgosh, WildDesign Studios, LLC
 - Meyer and others noted agreement with much of the report but that there are many companies that do this work and TT should look broadly.
 - Meyer noted that she has found several web design companies that work specifically with HOA's
 - Jesien noted there were no cost figures attached.
 - Steinbach noted there has been some work done over the past few years but little result to date.
 - There was general agreement that technology and communications are a critical and rapidly moving area and TT needs to pay more attention.
 - Audience members noted that "communications" has been a concern for over a decade, and that TT should pay closer attention because new, younger residents have high expectations of technology, web, and etc.
 - RYERSON TASKED JESIEN, STEINBACH AND HABERMAN WITH DEVELOPING A PLAN FOR MOVING FORWARD.

C. Unbudgeted exclusion agreement

- See notes under Manager's Report

D. City legal/compliance issues (Meyer)

- The city is taking zoning and other actions that may affect TT.
 - Rentals are an example, and TT needs to look at current bylaws and seek counsel if needed.
 - RYERSON TASKED MEYER TO COMPILE A LIST OF TOPICS/ISSUES.
 - Ryerson noted that there on February 9 is a public forum on the city West Side plan, and an announcement will be sent to TT residents.
 - Haberman will sign up for city messages and updates.

VIII. **Community Reports & Other Business**

A. Listening Session (Steinbach/Jesien)

- It will be held on February 9, 2023

IX. **Adjourn at 7:25**

Next board meeting: Tuesday, February 28, 2023. 7:55