

Tamarack Trails Community Services Association, Inc.
Board Minutes

Tuesday, May 23, 2023, 6:30 pm
Zoom Video Conference and In-Person

The meeting was called to order at 6:30 pm.

Present:

- Board members: Dean Ryerson, President; Larry White, Treasurer; James Steinbach, Secretary; Jayne Meyer, Paul Skidmore.
 - On Zoom: Bob Jacobs, Vice-president
 - Excused: George Jesien
- Association Manager: Stacey Haberman

Residents: *(23; 10 in person, 13 Zoom)* Mark Aylesworth, Judy Bluel, Gerry Clancy, Marguerite Cronin, Chris Draves, Mary Lou Draves, Thomas Ferris, Christina Finet, Rise Futterer, Tricia Gavin, Sharon Genthe, Janet Hirsch, Leta Ann Knapp, Wayne Koska, Jean MacCubbin, Sue Rapa, Ron Schuler, Dee Seyfarth, Brian Shore, Belinda Thomas, Jim Waeffler, Ginny White, Nina Winston

Welcome, Introductions & Announcements, Dean Ryerson, President

- Zoom will continue into the indefinite future. Please identify yourself clearly on screen.
- These are meetings of the board to conduct business of interest to the community at large. Resident comments are welcome, but it's important that people speak to the topic at hand and be concise.

I. Approval of Board Minutes 04-25-23.

- Correction to clarify that non-resident garden fees are higher than resident fees, and corrections of several misspelled names. **Motion:** Approve as corrected. (JM/LW) **PASSED.**

II. Community Correspondence

- Janet Hirsch spoke to non-resident fees for using the clubhouse. Major points:
 - There was no advance notice that amenities fees would be on the agenda. Are we getting into information out to residents to get their input?
 - Was there conversation with the groups currently using the clubhouse?
 - The goal of the fees is to prioritize use of the clubhouse by residents, who already pay through their monthly HOA fees.
 - Charging non-residents a fee isn't a friendly way to invite people to Tamarack, and the proposed policy is even less welcoming.

- Whatever the policy is, the mechanism for paying should be left up to the participants.
- We need better definition of what a “group” is; and the frequency of events.
- Some groups have scheduled meetings based on the current policy.
- What is the basis for proposing a \$3 fee? Why not \$2 or \$4?
- We should consider how to prioritize Clubhouse use. There are occasions when the Board or committees can’t secure a time to conduct Tamarack business.
- Rosemary Stenback requested an opportunity to give input on the non-resident fee policy.
- Ryerson proposed deferring this conversation until the June meeting to give residents more time to comment, and to put a notice in The Good Life. **MOTION:** To refer non-resident fees to the June agenda. (PS/JS) **PASSED.**
- Janet Hirsh spoke to two other issues:
 - Documents should have dates on them.
 - The investment guidelines should be reviewed for language, and changed to reflect that the Finance Committee makes recommendations, and the Board approves.
- Jayne Meyer asked that comments be submitted in writing.
- Jean MacCubbin noted that she hasn’t seen the 2023 pool policies. Haberman noted that they were approved on March 28 and that the policies will be distributed prior to the pool’s opening.
- Judy Bluel requested that an oversized bush in front of her residence be trimmed. Haberman stated that will be done in the coming week.
- Georgia Taylor requested reimbursement of \$10 for driveway stakes.
 - Jayne Meyer noted that there is a policy to not replace resident-owned items that are damaged. If the damage is caused by Tamarack staff or a contractor, we approach the appropriate entity. Taylor’s loss was caused by Maple Leaf, which is no longer under contract. James Steinbach suggested paying for Taylor’s stakes but clarifying this will not be done in future. **MOTION.** To reimburse Georgia Taylor for her driveway stakes with the understanding that this will not be done in the future and refer the matter to the Maintenance Committee for clarification. (PS/JS) **PASSED**

III. Association Manager’s Report (Stacey Haberman)

- We have 4 new full-time / short-term employees that started this week, 3 of them are working on the Grounds Team, and one is working with the Maintenance Team.
- The new Maintenance Superintendent will be joining our Team on June 5th. His name is Rollie Remhof. He has great skills and experience that will be a great asset to our team.
- There are 9 lifeguards for the season. Sophie will be the Head Lifeguard.
- The Tamarack Trails Community Directory has been updated.
- Ryerson requested an update on the swale. A primary concern is erosion at the far end. Haberman reported that there has been some animal damage; and some plants need to

be planted deeper. There was board discussion about what would be covered by the Frank organization. Haberman and Frank are negotiating these issues.

IV. Financial Report –April 2023 (Larry White, Treasurer)

- Tamarack finances are in good shape.
- The draft annual audit has been received with a clean report. The auditor complimented Tamarack’s financial controls. The audit is available for review at the Office.
- The Reserve Fund Balance is estimated to be approximately \$720,900, an increase of \$47,400 from the February 28, 2023, balance. It was noted that the returns on investment in 2022 were lower than 2021, in keeping with the overall stock market returns.

V. Committee Reports

A. Amenities Committee (Larry White, Board Liaison)

- **MOTION:** Approval of Beth Goulette as committee member. (LW/PS) **PASSED**
- Several umbrellas and side tables were purchased for the pool deck.
- The Board is asked to act on a recommendation relative to the practice of charging for clubhouse use by non-residents (proposal attached). (Note that this has been deferred until the Jun Board meeting)
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B. Architectural Review Board (Bob Jacobs, Board liaison)

- Minutes were not available.
- Two resident requests have been received which need more information.
- The Walkaround is done except Oak Creek Trail which will be done after Memorial Day.
- A special Board meeting has been set for June 20 at 630 pm to vote on a revision of Policy IV-400, based on the revised Book of Standards.

C. Finance Committee (Larry White, Treasurer)

- Tamarack finances are in good shape. The draft annual audit has been received and we have a clean report. The auditor complimented Tamarack’s financial controls. The audit is available for review at the Office. **MOTION:** Approve independent auditor’s report for 2022. (LW/JM) **PASSED**
- The Reserve Fund Balance is estimated to be approximately \$720,900, an increase of \$47,400 from the February 28, 2023, balance. It was noted that the returns on investment in 2022 were lower than 2021, in keeping with the overall stock market.
- **MOTION:** Approve reinvesting the \$138,000 in Treasury Bills that mature on June 1. Requested reinvestment is one-half into 3-month Treasury Bills or Certificates of Deposit and the other half into 6-month Treasury Bills or Certificates of Deposit. (LW/PS) **PASSED**

- **MOTION:** Approve increasing our investment advisor's flexibility by broadening the range of acceptable investment mixes to allow equities to range from 50% to 70% and fixed income from 26% to 46%. (LW/PS) **PASSED**
- Committee Chair Tom Ferris noted that he is revising/updating the accounting manual.

D. Garden Committee – No meeting

E. Maintenance and Safety (Jayne Meyer)

- **MOTION:** Approval of Newman Concrete lifting contract in the amount of \$1,455. (JM/PS) **PASSED**.
- **MOTION:** Approval of Affordable Concrete construction proposal in the amount of \$27,000. (JM/PS) **PASSED**.
- Approval of Solar Panel Ad Hoc Committee resident survey
- Approval of ice dam policy revision
- **MOTION:** Board approval for 30-day public comment period. (JM/PS) **PASSED**
- The safety meeting was useful, and there is information available to residents at the Clubhouse.

F. Resident Activities Committee (James Steinbach, Board Liaison)

- **MOTION:** Approval of Bev Mazur to committee. (JS/LW). **PASSED**
- Volunteers are needed to help set up and take down for the Summer Kick-off Party at the pool on June 11. Let the office know if you're interested.

G. Welcoming Committee – no meeting

H. Human Resources Committee – no meeting

I. Nominations and Elections – no meeting

J. Solar Panel Ad Hoc Committee – no report

VI. **Unfinished Business**

A. Board Goals for 2023 – Dean Ryerson

- These vary in intensity and obligations. If the Board has changes let Ryerson know.

VII. **New Business** - None

VIII. **Community Reports & Other Business**

- Paul Skidmore noted that the bylaws committee and George Meyer created a summary or proposed changes, mostly cleaning up language. These will be forwarded to Haberman and Board for review.
- Ryerson commented that this is a public document.

IX. **Adjourn**

- **MOTION:** Adjourn. (PS/LW) **PASSED** 7:40 PM
- Next board meeting: Tuesday, June 27, 2023