

Tamarack Trails Community Services Association

Architectural Review Board, June 14, 2023

MINUTES—APPROVED

1. Confirm Quorum (C.Finet, J.MacCubbin, P.Maddox, B.Hughes, E.Siegel, I.Popic, R.Jacobs (board liaison). Introduce others attending: S.Haberman (Association Manager), unit owner Don Haasl
2. Additions to Agenda – request from Gene & Marge Miller, 22 Pin Oak, permission to install dry path along edge of rear deck to exterior water tap on back of house; review of MacCubbin draft procedure for flow of post-meeting approval letters
3. Approval of Minutes from May 10, 2023, ARB meeting.
MOTION to approve as revised (Maddox, Popic). **APPROVED**
4. Resident Requests – requests and related documents sent prior to this meeting.
 - a. **4 Blue Spruce** – Jeffrey Karcher wants to replace AC unit and move placement of AC unit closer to furnace room. Contraindications to change location are rock retaining wall, radon mitigation piping, slope of ground, proximity to neighbor’s AC unit.
MOTION (Maddox, MacCubbin) to defer request by J. Karcher for 4 Blue Spruce, pending review of the location from Landscape and Maintenance Superintendents and Association Manager; and a recommendation from an HVAC contractor. ARB needs drawing or photo of recommended location and will review this additional information in July. **Request is deferred** pending further information. C. Finet will be ARB contact.
 - b. **54 Oak Creek** – Haasl request for approval of proposed refurbishment of existing attached pergola over deck. Drawings, description, density calculation have been provided. Owner has discussed with neighbors, and they concur.
MOTION (Popic, Maddox) to approve the refurbishment of pergola, removing overhead slats, and keeping structural elements, repainting with “Tamarack White”, adding a removable sunshade, color to be

chosen by owners. Maintenance Superintendent must assess structural integrity of deck and pergola, and the attachment to the home, and must correct any defects prior to repairs.

MOTION APPROVED Note that the structure existed prior to current owner's purchase of unit, and the structure is considered to be "grandfathered" and therefore permitted. P. Maddox will be ARB contact.

- c. **4 Red Cedar** – Brighton Fromm-Sarto. Requests permission for an tabletop electric fire pit installation on patio. (Web researching indicates there are no commercially available electric fire pits.) Tamarack's Book of Standards Section IV.12C specifies that no fire pits (gas/electric or wood fuel) are permitted; thus this request is **DENIED**.
- d. **22 Pin Oak** – Gene & Marge Miller – request permission for a hard surface (flagstone preferred) path from back wall water tap to front edge of deck. This will be within a planting bed. Resident was advised that **owner needs approval from Landscaping Superintendent, and needs to complete and submit ARB form 2, including sketch with dimensions noted**. E. Siegel will be ARB contact.

5. Chair's Report

- a. BOD approved Book of Standards as presented with most recent changes at their April 12 meeting. Most of BoS will be rolled into Policy IV-400 when it is re-established. Modification of the policy requires resident notification. (See TT BOD Minutes for details). The BoS will also exist as it is on its own.
- b. 71 Oak Creek (Larry & Ginny White) deck project approved by BOD.
- c. 87 Oak Creek- Anderson – has project approval letter been sent by Association Manager? ARB Chair needs to be cc'd.

6. Ongoing Business

- a. Spring Walkaround summary- Most areas were reviewed during weeks of May 15, 22, and June 5. Remaining areas will be reviewed in next week, still to complete Oak Creek Trail. The ARB and Maintenance and Safety committee agreed not to do a joint walkaround at this time.

Reaction of participants and some residents to the timing change to the spring suggests there are more people outside and greater opportunities to meet and explain our duties.

7. Old Business

a. Reports on completion of approved projects, in-progress projects or projects not started.

- 71 Oak Creek –The Whites’ deck project has been modified due to electric power lines running through the area of the deck and directly under the previously planned location of one supporting post. The architect suggested the extension could be cantilevered to support without a post required. Options are currently under consideration.

b. Member reports on complaints received / observed. None.

8. Adjournment at 5:50PM

Calendar of Upcoming Meetings for 2023:

July 12, Aug. 9, Sept. 13, Oct. 11, Nov. 8, No December meeting