

Tamarack Trails Community Services Association, Inc.
Board Meeting Minutes
Tuesday, April 25, 2023, 6:30 pm
In person and on Zoom

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

Present:

- Board members: Dean Ryerson, President; Bob Jacobs, Vice-President; Larry White, Treasurer; James Steinbach, Secretary; George Jesien, Jayne Meyer, Paul Skidmore.
- Association Manager: Stacey Haberman
- Residents: (39; 23 in person, 16 on Zoom): Bonnie Ackerman, Judy Bluel, Betty Brunner, Stacey Campbell, Tom Ferris, Keith and Susan Findley, Christina Finet, Mary Sue Foreman, Sharon Genthe, Steve Gosch, Beth Goulette, Janet Hirsch, Dave Larson, Jean MacCubbin, Pat Maddox, Les Mirkin, John Oaks, Izzie Popic, Anne Rohr, Dee Seyfarth, Rosemary Stenback and Ginny White were in person. Marge Anderson, Elizabeth Barlow, Donna Duffey, Joan Foster, Rise Futterer, Don Haasl, Eileen Kramer, Denise Mirkin, Julie Sabin, Brian Shore, Georgia Taylor, Belinda Thomas, Pam Tobey, Arnie Vaske, Charlotte Wolff and Melinda Young were on Zoom.

I. Meyer moved to approve minutes of the 3/28/23 Board meeting (JM/JS). **The motion carried.**

II. Community Correspondence

- Janet Hirsch addressed the Friends of Tamarack Facebook page and clubhouse fees. She believes the Facebook link should be removed from Tamarack's website to avoid the appearance that it is endorsed by the Association. She also explained the rationale for Tamarack's current practice of charging for recurrent group use of the clubhouse.
- Les Mirkin addressed the problems that he sees in Tamarack's current practice of charging for recurrent group use of the clubhouse including confusion about the specifics, inconsistent application, exclusionary appearance and administrative burden of collection.
- Elizabeth Goulette requested an update on the wood damage at her unit.

III. Association Manager's Report (Stacey Haberman)

- Staff has been working on spring clean-up, pool preparation and water shut-off locating.
- Three students are returning to work part-time on grounds and maintenance projects.
- The preferred candidate for Maintenance Supervisor took a job for higher pay, but there are four other candidates to interview.
- The bid for painting was reduced from \$81,000 to \$57,000 through negotiation.
- Both maintenance employees have completed the training course on Confined Spaces.
- There were 41 work order requests in March: 36 for maintenance and 5 for grounds.
- Work continues on evaluating the structural wood damage at 9 Mountain Ash Trail.

- Stacey and Angie met with a representative from David J. Frank to clarify the scope of the maintenance contract.
- Affordable Concrete is honoring the bid they submitted in 2022.

III. Financial Report (Larry White)

- Tamarack finances continue to be in good order.
- The reserve fund balance was \$658,528 on March 31, 2023 which is above the target minimum of \$538,000.
- To date, no operating or reserve spending is out of line with 2023 budgeted amounts.
- All field work for the annual audit has been completed and we have a draft audit report.

VI. Committee Reports

A. Architectural Review Minutes of 4-12-23 (Bob Jacobs)

- Jacobs moved that the ARB's Book of Standards be adopted as presented in its entirety (BJ/LW). **The motion carried.** Meyer moved that pages 10 through the end of the proposed Book of Standards be substituted for Tamarack's current Policy IV-400 and, with proper 30-days' notice, replace the current Policy IV-400 (JM/JS). **The motion carried.**
- Jacobs moved that the Board approve the recommendation of the ARB to permit the proposed reconfiguration of the deck at 71 Oak Creek (BJ/GJ). Meyer expressed concern that permitting a different encroachment into common land would set a precedent. Steinbach observed that future boards will decide future requests based on their individual merits. **The motion carried** with Meyer dissenting, Skidmore abstaining and White recusing.

B. Amenities - No meeting

C. Garden – No meeting

- Subsequent to their March Board meeting the Directors voted via email to approve the addition of Wayne Koska, 48 Oak Creek, and Michael Kollath, 7333 Tree Lane, as new members of the Garden Committee.

D. Finance – Review Minutes of 4-19-23 and 4/21/23 (George Jesien and Larry White)

- In recognition of potential liability for wood rot issues, White moved that the Association hold off on approving contracts or spending budgeted funds for Drainage Account 72000 for \$30,000, Rockwalls Account 78500 for \$55,000 and Association Building Account 78500 for \$10,000 (LW/BJ). The suspension is temporary until our liability is known and it does not affect any contracts which have already been awarded. **The motion carried.**
- Jesien reviewed the market information presented by Robert Beggs of US Bank at the March Finance Committee meeting. Beggs confirmed the reasonableness of assuming 2.5% inflation and 4% earning in our 30-year model. Jesien stated that the Finance

Committee will discuss expanding the allowable split between equity and bonds to allow US Bank more room to adjust to changing market conditions.

E. Maintenance – Review Minutes 4-11-23 (Jayne Meyer)

- Meyer reviewed the recent gunshot incident near Oak Creek and Millstone. The Madison Police Department will come to Tamarack to offer information on safety.
- Meyer moved to approve Viktors’s bid of \$57,000 to do the 2023 painting (JM/PS). **The motion carried.** Jesien congratulated Stacey on a successful renegotiation of the cost.
- Meyer moved to approve Poblocki’s proposal of \$173,289 to repave the first phase of Oak Creek (JM/PS). **The motion carried.**
- Neighbors for a Greener Tamarack is applying for a city grant and initiating a pilot for ground cover in lieu of lawn.

F. Resident Activities Committee – No meeting

G. Welcoming – No meeting

H. Human Resources – Review Minutes 4-18-23 (Dean Ryerson)

- The committee discussed revisions to the employee handbook.
- Ryerson noted that we need to look at potential liability issues when individual staff works for a resident.

I. Solar Panel Ad Hoc Committee (Dave Larson)

- Larson reviewed the proposed survey for alternative energy at Tamarack. Jacobs moved that the Board approve the survey instrument (BJ/LW). **The motion carried.** The survey will be both electronic and paper as necessary.
- The group is tentatively planning to present a Tam Talk on solar and other alternative energy options on May 25. They are also working with three vendors on a solar project for 2024.

VII. Old Business

A. Board goals for 2023

- Ryerson reviewed the 10 goals that the Board has set for itself in 2023. They will be enumerated in a future Good Life article.

B. Clubhouse rental fees

- As head of the Amenities Committee, Izzie Popic spoke about the \$1 per person fee being charged in lieu of what had once been \$25, now \$40, to rent the clubhouse for a recurring group that is not comprised totally of Tamarack residents. She also gave two Madison examples where non-residents pay higher user fees than residents. Ryerson pointed out that the Tamarack fees for garden plots are 25% higher for residents than non-residents.

- After a lively discussion of the current practice for clubhouse fees, Meyer moved that the Board refer the issue to the Amenities Committee (JM/BJ). **The motion carried.**

VIII. New Business None

IX. Community Reports & Other Business None

X. The meeting was adjourned at 8:25 pm. The next board meeting will be Tuesday, May 23, 2023, at 6:30 pm.