

Tamarack Trails Community Services Association
Architectural Review Board —July 12, 2023

MINUTES— APPROVED

1. Confirm Quorum: C. Finet, P. Maddox, I. Popic, B. Hughes, J. MacCubbin, R. Jacobs (Board Liaison), E. Siegel. No attending owners/ residents
2. Additions to Agenda
3. Approval of Minutes of June 14, 2023. Motion to Approve “as clarified” (Popic, Maddox) – APPROVED
4. Resident Requests – Requests and related documents sent to ARB members prior to this meeting.
 1. **4 Blue Spruce, Jeff & Laura Karcher**—ARB Chair sent letter on June 19 detailing information needed to complete the request for an AC unit proposed to the side of the residence. A copy is attached. Resident subsequently called and said due to busy schedule had not taken any action on his request. **No further ARB action required at this time.**
 2. **11 Gray Birch, Natalie & Steven Wheeler**—The Wheelers request a Radon Mitigation system installation due to high levels of radon detected. They also want to eliminate water entry into the basement: The plan is to have Zander Solutions remove the lower board on the foundation wall, apply waterproofing to the foundation slab up covering a portion of the exterior wall, then reinstall the board after access is no longer needed. ARB Form 2, a proposal from Zander for the requested work, and photos have been submitted.
 - **MOTION 1** (Popic, Hughes) to Approve Radon Mitigation Proposal with provision that current Zander Certificate of Insurance be provided. **APPROVED**
 - **MOTION 2** (Popic, Maddox) to Approve proposal for Water Problem, with provision that all materials must meet BoS specifications regarding exterior trim and colors, landscaping/reseeding must be coordinated with TT Landscaping Superintendent, current Zander Certificate of Insurance be provided. **APPROVED**

5. Chair's report

Reminder that on July 20 the TT Board of Directors will vote on including the revised Book of Standards (BoS) in Policy IV-400. This does not change the BoS which was approved in its entirety by the Board 4/25/2023.

6. Ongoing Business

1. Spring Walkaround Summary—The Annual Walkaround has been completed; a few missing reports are now submitted. Results will be summarized for the August Good Life, and documentation including photos will be submitted to the Tamarack Office.
In general, approximately 20% of all unit exteriors are in good condition, 37 satellite dishes were noted, 32 reports of window issues (clouded panes, torn screens, bent frames) as well as a lot of wood trim rot.
2. A list of proposed ARB decision criteria for exceptions to BoS standards continues to be refined.

7. Old Business

1. Reports on Completed of Approved Projects; updates on in-progress/ not started projects:

71 Oak Creek – The Whites are awaiting architect's drawings of proposed deck revision. A power line was detected that interferes with placement of a post. Architect suggested the extension could be cantilevered to render a post unnecessary. Options are under review.

22 Pin Oak – A flagstone path to a water spigot on back wall of the unit has been completed, all forms were submitted to TT Association Manager. Path does not exceed 15 sq. feet.
2. Reports on complaints received / observed. None currently.

8. Adjournment (Maddox, Popic) at 5:30PM

UPCOMING ARB Meetings: Aug 9, Sept 13, Oct 11, Nov 8, no December meeting

Attachment: copy of email to Karchers requesting more information