

Meeting convened at 6:30 pm

Present:

Board members: Dean Ryerson, President; Bob Jacobs, Vice-President; Larry White, Treasurer; James Steinbach, Secretary; Jayne Meyer, Paul Skidmore, George Jesien.

Association Manager: Stacey Haberman

Residents: 43; 19 in-person, 24 Zoom. Speakers: Bonnie Ackerman, Stacy Campbell, Tom Foley, Janet Hirsch, Amy Kell, Eileen Kramer, Jean MacCubbin, Cailin O'Connor, Izzie Popic, Jim Waeffler, Steve Wilensky.

Welcome, Introductions & Announcements, Dean Ryerson, President

I. Approval of Board Minutes 08-22-23

- A. MOTION: To approve after several corrections in spelling and a typo.
- B. Consensus that resident names will no longer be included in minutes unless they are speaking.

II. Community Correspondence

- A. Several Community Correspondence regarding benches, to be discussed when a motion is made.
- B. Concerns about the height of garden structures, and the priority of residents for plots.
- C. Concerns about path lights not working.

III. Association Manager's Report - Stacey Haberman

- The grounds crew continues to work on grounds projects including summer pruning, watering, and backfilling from asphalt and concrete work. Planting of fall flowers and seeding may start next week. All college students have gone back to school.
- Rollie has completed the Wisconsin Dwelling Contractor Initial Training. We have ads running for a Maintenance Technician and had a good interview with a candidate.
- The pool "dog days" have been extended through the week.
- The office has received Community Correspondence regarding benches.
- Several residence repair projects are underway.
- August Work Order Reports:
 - Grounds:
 - Completed Work Orders: 6
 - New / Requested / Assigned / Scheduled: 9
 - Maintenance:
 - Completed Work Orders: 21
 - New / Requested / Assigned / Scheduled: 39

- Maintenance:
 - Pool: We have received three different quotes for the pool, all from Badger Pools. We will have a special meeting with the Maintenance Committee to discuss next steps.
 - 9 Mountain Ash: Windows have been ordered per Hein's Contracting. The projected start date for this project is Wednesday, September 27, 2023. Rollie and I will be very closely observing this project daily.
- Landscaping:
 - Greenscapes: mowing has been on a weekly basis now that it is not so dry.
 - We lost one of the 3 large Oak Trees, looking into pricing to have tree removed.
 - Bioswale: David J Frank was here last week and performed the required seasonal maintenance.

IV. Financial Report –August 2023 - Treasurer Larry White

1. Treasurer White reported that Tamarack finances are in good shape, but we can expect some significant future expenses.
2. 6-month treasury bills were reinvested in 6-month CDs at Edward Jones, taking advantage of higher interest.
3. The reserve fund is \$781,000 which will be needed to pay for the Oak Creek asphalt work and upcoming pool repairs. (For more detail, see the Finance Committee minutes.)

V. Committee Reports (The Board may or may not act on items noted in meeting minutes.)

A. Architectural Review Board – Bob Jacobs, Board Liaison

1. The ARB presented criteria for its decision making.
2. As an information item, the ARB presented initial suggestions or consequences for noncompliance with ARB Standards. This is a Board of Directors responsibility, and was referred to the policy subcommittee, working with Stacey Haberman, for review.

B. Amenities– Liaison Larry White

1. Larry White summarized the Phase 2 benches proposal.
2. MOTION: To approve the second phase of the proposed bench project by authorizing several benches in locations that the Amenities Committee will clear with the owners of adjacent units.
 1. AMENDMENT: To create a survey of resident feelings about benches after installation. GJ/JS
 - a. Is there a concern about ballot box stuffing? It's hoped that the community has the integrity not to do that.

- b Dean Ryerson stated the survey must be done before installation. Bob Jacobs supported a survey before installation.

2 AMENDMENT WITHDRAWN

- 3 MOTION: To refer the proposal prior to a vote to the Maintenance and Amenities Committee for report back to the Board by the October Board meeting. JM/PS DEFEATED: Jesien, White, Steinbach, Jacobs voting against.

- 4 The original MOTION was then DEFEATED. Meyer, Skidmore, Ryerson, Jacobs voting against.

3. MOTION: That the proposal be referred back to Amenities with consultation from Maintenance and be referred back to the board after a resident survey including a question on the benches. DR/GJ PASSED

4. Summary of discussion

There was extensive discussion about the Amenities Committee proposal for 2 additional benches. Board members and residents spoke in favor of and against the proposal. Concerns were raised about the idea of adding benches and the process by which this was moving forward. The principal issues against benches were privacy, safety and security, noise, maintenance and insufficient information and opportunity for resident input. Those in opposition also cited a petition with 61 signatures against the benches from residents living on Oak Creek and Sugar Maple Trails; these voices should be listened to. Those in favor questioned safety concerns and spoke about creating places to rest, easing outdoor access for less able residents, and enhancing our welcoming atmosphere. It was also noted that the 61 residents are a minority of all Tamarack residents, and that the proposal was self-limiting: it was two benches, and none would be placed without the approval of adjacent residents. There was general agreement about the importance of listening to each other and that more discussion might have dampened the strong rhetoric over this issue.

C. Garden – Liaison Paul Skidmore

- 1. Garden meeting minutes will be approved on March 14, 2024.
- 2. There will be a newly constituted committee which will review the policies, including previously cited resident comments.
- 3. Thanks to Jean Allen, John Allen and Nancy Korda who are leaving the committee.

D. Finance – Review Minutes of 09-20-2023: Liaison George Jesien and Treasurer Larry White.

- 1. The proposed budget assumes pool costs of \$750,000, midway between estimates of \$500,000 and \$1,000,000.
- 2. To maintain necessary reserves and avoid a special assessment, the Finance Committee recommends a 10% increase in the average monthly assessment (AMA).

3. MOTION: Approve presenting the proposed 2024 budget to residents. LW/BJ PASSED

E. Maintenance – Liaison Jayne Meyer

1. MOTION: That the Board approve the 2023 Fall No Blow proposal. JM/PS PASSED
2. MOTION: That the Board approve the 2023 Fall No Blow proposal. JM/PS PASSED
3. MOTION: That the BOD adopt a hybrid Low Mow May and No Mow May option as in Appendix 4 of the 2023 NMM report. JM/GJ PASSED
4. MOTION: That the BOD adopt No Mow May (and/or) Low Mow May as an ongoing yearly event described in Appendix 5 of the 2023 No Mow May report. Each year's event is to be modified and adapted as appropriate to reflect ongoing experience and significant changes in the underlying science. Changes to the current practices would require Board approval. Neighbors for a Greener Tamarack (NGT) would provide a minimum of two status reports each year to the Maintenance Committee and Board. One before the spring event and one after. JM/PS PASSED
5. George Jesien noted that NGT has created a model for how to report on progressive change.

F. Resident Activities– Liaison James Steinbach

1. The Fall Breakfast by the Pool was very successful. Over 100 residents attended.
2. There is a full slate of Tam Talks scheduled.
3. The Holiday Party will be from 6 -8 PM on Wednesday, December 6.

G. Welcoming– Liaison James Steinbach

1. The New Resident Welcome reception is September 28.

H. Human Resources – Dean Ryerson No Meeting

I. Nominations and Elections – Dean Ryerson

1. There are 7 candidates nominated for the 4 open Board seats.
2. Ballots will be sent shortly.
3. A candidate meet'n'greet will be held on October 12.

VI. Unfinished Business

A. Board Goals for 2023 – Dean Ryerson

1. City of Madison Impacts on Association Sub-Committee

Jayne Meyer reported on a recent meeting regarding proposed city policies for handling encroachments on public property, which could affect historical use of outdoor space. 27 affected residents attended, reviewed the proposed changes, and considered options. By consensus, the Board approved allocating funds for legal counsel to prepare arguments on behalf of owners and the HOA.

2. Sauk Creek Greenway

Dean Ryerson reported that a recent meeting with a city engineer revealed that plans for the Sauk Creek Greenway are expected to be finalized by late 2024 or early 2025. There will be a series of focus groups and community meetings. George Meyer will play a lead role, and residents will be kept informed.

3. Communications Working Group

George Jesien reported that the communications working group has not been able to meet with Tamarack's web designer and does not yet have a proposal.

4. 50th Anniversary

1 There will be a call for volunteers to serve on an ad hoc 2024 50th Anniversary Committee.

2 Jayne Meyer noted that residents have great ideas, including a monthly event, a community cleanup, and articles in The Good Life.

3 James Steinbach said that we need to move quickly, organizing the committee by October 14th, followed by a budget.

5. A resident had concerns about No Mow May signs which had not been approved by the Board.

MOTION: To approve No Mow May signs. BJ/LW. PASSED

VII. New Business

The 2024 Budget Hearing will be October 10th at 6:30 p.m. in the Clubhouse. The Annual Meeting will be held October 26th at 7:00p.m. at Vista West. Both will be in person and on Zoom.

VIII. Community Reports & Other Business

IX. Adjourn, Next board meeting: Tuesday October 24, 2023