

APPROVED

Tamarack Trails Community Services Association

MAINTENANCE, SAFETY AND SECURITY COMMITTEE

MEETING MINUTES (for review and approval)

May 9, 2023, 4:00PM Clubhouse

MC Members Present

Sharon Genthe (Chair), Julie McLaren (Vice Chair), Eileen Kramer, David Reed, Rosemary Stenback, Chris Harper, Charley Elson

Also Present

Stacey Haberman- Association Manager, Jayne Meyer, BOD Liaison, Janet Hirsch

- I. Call to order at 4:00
- II. Review minutes of April 2023 meeting. Correction on page 3 of 4 “New Business” A. from Dave to David. It was moved and seconded that the minutes approved with that change.
- III. No Community Correspondence
- IV. Manager’s Report – Stacey
 - A. Position of Maintenance Supervisor was filled. Rollie to start June 5th
 - B. 9 Mountain Ash is being addressed. Waunakee remodeling has declined working on the project as the project is too large. They are incapable of jacking up a dwelling. Owner of property has requested her own contractor look at the project. Tamarack reserves the right to approve said contractor if we are responsible for some of the cost.
 - C. Due to probable maintenance work to be done on dwellings, budgets have been approved to be redirected. Those budgets redirected include rock walls, drainage and \$10,000 from amenities to replace clubhouse carpet.
 - D. There are concerning problems with David J. Frank. Repeated requests for answers to questions pertaining to the swale repair have gone unanswered. David J. Frank sub-contracted mulch, the wrong color mulch was delivered and sits in the parking lot along with the correct color. Spreading of the mulch has not begun. As a result of the mistakes and seeming unwillingness for

DJF to correct mistakes, payment of the first two monthly swale maintenance invoices is being held until mistakes are rectified.

E. JULIE MOVED AND CHRIS SECONDED to accept the Affordable Concrete Construction proposal in the amount of \$27,000. ACCEPTED and moved forward to BOD. JULIE MOVED AND CHRIS SECONDED to accept the Newman Concrete Lifting contract for \$1,455.00. ACCEPTED moved to BOD.

F. Stacey is awaiting a quote from Badger Pool for solutions to large crack in the pool seam due to freeze and thaw over the past few years. Badger Pool representative offered 3 possible solutions to fixing the pool. For this year a non-warranted quick fix was suggested

G. Stacey is awaiting arbor test results for the oak trees on 64 Oak Creek

VI. A. Report on relevant Board action- Jayne Meyer. Board approved contracts moved forward from Poblocki and Viktor's. Viktor's contract was voted on and approved by email.

VII. Old Business

A. Still awaiting tuckpointing to be completed on the clubhouse chimney.

B. Chris Harper will fashion new wording regarding our Ice Dam policy V-502. EILEEN MOVED AND JULIE SECONDED to move forward the language changes to V-502 Ice Dam Policy proposed by Chris Harper. MC will present the old and new wording to the Board for approval.

C. Group window washing information was in the Good Life. Many residents have signed up to have FISH clean windows in June.

D. Walk around in conjunction with ARB is still TBD pending meeting with Christina.

VIII. New Business

A. The BOD approved an AD HOC Solar committee to be part of the Maintenance Committee for exploratory purposes. They plan to circulate a survey to get a read on residents feelings about solar on their residences and clubhouse. A TAM TALK on the subject is scheduled for May 25th. The Maintenance Committee discussion called for AD HOCs to understand the procedure as laid out by TT By-laws. Solar on the clubhouse would call for an engineering study to see if the roof can hold the panels. Electrical would have to be reworked and depending on the status of the dwelling repair, there

is no budget for such a project for at least the next 2 years. In addition to the Maintenance and Finance committees, the ARB needs to be involved.

- B. A security meeting will be held on May 17th with 2 Madison police officers leading the presentation. The committee talked about a 1992 Tamarack Security booklet. They felt that we needn't produce a new one, rather there is enough security information on the internet. Chris produced a paper she downloaded from the internet which will be put on the clubhouse bulletin board. Julie asked our thoughts about attaching some sort of sign on our wooden trail signs signifying Tamarack to be "Private Property". This netted no result. We will see what the officers have to say on the 17th.

ADJOURNMENT

Moved and seconded that the meeting be adjourned. PASSED

NEXT MC MEETING TUESDAY JUNE 13TH UPSTAIRS IN CLUBHOUSE, 4PM