

APPROVED

Tamarack Trails Community Services Association

MAINTENANCE, SAFETY AND SECURITY COMMITTEE

MEETING MINUTES (for review and approval)

July 11, 2023, 4:00PM Clubhouse

MC Members Present

Sharon Genthe (Chair), Eileen Kramer, David Reed, Rosemary Stenback, Chris Harper, Charley Elson Not resent: Julie McLaren

Also Present

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

- I. Call to order at 4:00
- II. Review minutes of June 2023 meeting. Moved by Eileen, Seconded by David
Approved
- III. No Community Correspondence
 - A. Stacey noted that a resident inquired if TT could trap or rid rabbit from her yard. Tamarack does not.
Janet Hirsch:
 - B. Regarding Gypsy moths in the neighborhood, Janet will write something for residents including directing them to the DNR website and other information
 - C. Residents had concerns about heavy equipment at Wexford. Stacey had inquired and Wexford said it is building a playground. TT wasn't informed. She's made further inquiries.
 - D. Questions and concerns about 2024 budget. Stacey said she is going to meet with Angie and Rollie regarding their needs. Sharon explained that she and Stacey will then meet to discuss exact figures, which was a Prudy request for the Finance committee meeting
 - E. Janet had concerns about maintenance work orders being done for residents, but not enough Association work being done. Sharon explained that due to building deterioration finances are being redirected to preserve our buildings.

IV. Manager's Report – Stacey

- A. Chimney tuckpointing was completed to our satisfaction
- B. The pool chlorine feeder is being checked for best performance. Two companies will be presenting ideas for long-term pool repair likely to be made next year.
- C. Asphalt notification will be sent to residents on Oak Creek. Likely begin date will be August
- D. 9 Mountain Ash is still being addressed. Hein's Contracting resubmitted a quote for a section of wood rot repair in addition to their initial quote. The quote was for \$9289 but is not ready for a committee vote. Another building next door has the same issue. After all the bids are in it will be decided what portions the resident and TT will pay
- E. After the painting on Oak Creek was complete there is a budget balance of \$27,000. There was discussion on whether to finish Oak Creek or save the money for other projects. Because the whole property is updated before the asphalt is replaced, trim, paint, concrete and asphalt, should we wait to paint before that section is due to be repaired. Stacey will bring a proposal next meeting.

V. Relevant Board Action - Jayne Meyer

- A. Board approved NGT grant plan. Change of plan may be necessary because designated area on Westfield has a concrete bottom
- B. Jayne explained the confusion of her questioning building a new landscape office at the Board meeting. She said we hadn't discussed it at the MC meeting even though we had and there was no need for a vote. It is within the budget that Stacey is allowed to spend and doesn't require a permit. The Board put the build on hold pending further investigation.

VIII. Old Business

- A. The Ice Dam policy email to residents beginning the 30 day community comment will be written by Sharon so Stacey can email, triggering the 30 day start. Comments can be made at the next MC meeting so BOD can approve at the August meeting.
- B. The group window washing was completed and 46 of 47 residents were very happy. Committee decided to have FISH back next year.

IX. New Business

- A. There was a discussion about group duct cleaning. Sharon and Eileen with Chris's help will look into it.

B. Chris noted that summer employees are not fully trained and made mistakes. She suggested that a “kit” for each project be assembled to help the staff know what items are needed for the task....tarp when painting, etc.

ADJOURNMENT: Moved and seconded that the meeting adjourn. Passed.

NEXT MC MEETING TUESDAY AUGUST 8TH IN CLUBHOUSE, 4PM

Rosemary took notes for the Minutes for July. Volunteer for August?