

APPROVED
Tamarack Trails Community Services Association, Inc.
Board Minutes – Tuesday, January 23, 2024

Opened 6:30 PM

Present: Board members: James Steinbach, President; George Jesien, Vice-President; Dave Larson, Treasurer; Ginny White, Secretary; Ellen Foley, and Jayne Meyer. Keith Findley was excused. Also, Association Manager, Stacey Haberman and approximately 30 residents in person and by Zoom.

I. Approval of Board Minutes of 12/19/23: GW/DL, PASSED

II. Community Correspondence:

- A. Residents shared opinions, concerns, and suggestions for swimming pool replacement.
- B. Suggestion was made to inventory life expectancy and energy efficiency of appliances and equipment.

III. Association Manager's Report – Stacey Haberman

- A. Grounds staff have been busy removing snow and downed trees and branches.
- B. Maintenance staff performed in-house maintenance on golf carts, a savings over having carts serviced externally. Staff are completing indoor work on units and accepting some billable work from residents.
- C. Julio left for personal reasons and all student employees returned to school.
- D. The Waste Management contract comes up for renewal at the end of January.
- E. Staff are working on getting quotes for rock walls and concrete replacement and repairs.

IV. Financial Report - 2024 – Dave Larson, Treasurer

- A. Larson reported that at end of November 2023, operating balance was \$173,000 and reserve balance was \$980,000.

V. Committee Reports

A. Architectural Review Board – Dave Larson, Liaison

- 1. It was the last ARB meeting for Chair Christina Finet. Election results: Chair: Pat Maddox, Vice-chair: Izzy Popic, Secretary: Eve Siegel, Correspondence: Jean MacCubbin. There are two vacancies.

B. Amenities Committee – Jean MacCubbin for Keith Findley, Liaison

- 1. Election results: Chair: Jean MacCubbin. Outgoing Chair Izzy Popic and outgoing Liaison Larry White briefed MacCubbin and Findley on committee operations and issues. There are two vacancies.
- 2. Question was raised as to whether agendas and minutes are required for informal work sessions.

C. Garden Committee – No meeting

D. Finance Committee – George Jesien, Liaison

- 1. Election results: Chair: Tom Ferris was re-elected.

Ferris briefed the Board on pool funding options, depending on cost of design chosen. He presented five funding options dependent on the size and depth of the pool. The last two options would require additional funds which could include a loan and/or special assessment. Estimates will change due to unknowns, e.g., results of the Reserve Study and (possible) legal need for pool to comply with American Disabilities Act.

E. Maintenance Committee – Jayne Meyer, Liaison

- 1. Election results: Chair: Sharon Genthe was re-elected, Vice Chair: Julie McLaren. Secretarial duties

will rotate among members from meeting to meeting.

2. Rosemary Stenback and Chris Harper volunteered for 50th-anniversary planning committee.
3. Haberman reported results of pool replacement questionnaire. 256 responses were returned. Genthe explained that questionnaire was first step in eliciting residents' opinions; wasn't intended as scientific survey to settle pool question. Written comments from residents varied a lot. Jesien did an initial pass through 138 open-ended, written comments from residents. He detected some themes and plans to do additional analysis. He recommended that all Board members read all comments. A community meeting will be scheduled soon to share and discuss questionnaire results.
4. Meyer reported on status of sewer/water laterals policy.

MOTION: To send out for community review change in Policy V-501.14 Plumbing that Board adopted in February 2023. New policy reads:

“The Association is responsible for the water mains and sewer mains and lateral lines except for the private exterior backflow valves and shutoff valves. The Owner is responsible for all interior water and sewer piping, valves, and fixtures including the exterior backflow valves and shutoff valves serving the individual Living Unit.” DL/GJ - PASSED

F. Resident Activities Committee – Ginny White, Liaison

1. RAC has adopted a tentative calendar of activities for all of 2024.
2. Joann Pritchett will present a Tam Talk February 6th about tracing her family's roots in Alabama.

G. Welcoming Committee – Ginny White, Liaison

1. Election results: Chair: Kendra Gurnee. Secretarial duties will rotate among members from meeting to meeting. Committee members will personally reach out to recruit new residents for two vacancies.

H. Human Resources Committee – No meeting

VI. Unfinished Business

A. City of Madison Impacts on Association Sub-Committee – Jayne Meyer

1. City passed ordinance relating to encroachments on city-owned property adjacent to greenways, but hasn't contacted affected owners. Sub-committee is collecting info for attorney and waiting for survey to be performed by surveyor hired by Tamarack.

B. Association's 50th Anniversary – Ginny White – Liaison

1. Committee of volunteers met once and is considering a smorgasbord of ideas proposed by Tamarack residents. An announcement will appear in the February *Good Life*.

C. Code of Ethics:

**MOTION: To accept the Code of Ethics for Tamarack Trails Community Association Board.
DL/GJ – PASSED**

VII. New Business

- A. Larson and Meyer will facilitate a resident listening session on February 22nd.

VIII. Community Reports & Other Business - None

IX. Adjourn 8:15 PM, JM/DL - PASSED

Next board meeting: Tuesday, February 27, 2024, at 6:30 PM