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Tamarack Trails Community Services Association, Inc.
Board Minutes – Tuesday, February 27, 2024

Opened 6:30 PM

Present: Members: James Steinbach, President; Dave Larson, Treasurer; Ginny White, Secretary; Ellen Foley, and Jayne Meyer. George Jesien, Vice-President; and Keith Findley attended via Zoom. Association Manager, Stacey Haberman and 45 residents attended in person and by Zoom.

I. Approval of Board Minutes of 1/23/24: JM/DL - PASSED

II. Community Correspondence:

- A. Residents shared opinions, concerns, and suggestions concerning communications, swimming pool replacement, Sauk Creek Greenway restoration, and energy efficiency.

III. Association Manager's Report – Haberman

- A. Grounds staff doing winter pruning and garbage pickup in common areas, and inventorying equipment.
B. Maintenance staff resurfacing decks, inventorying/servicing equipment, performing some billable work.
C. Staff exploring contracts for rock walls, drainage areas, waste management; reaching out to lifeguards..
D. Haberman and Steinbach reported on Pool Working Group meeting with rep from Badger Pools. "Bob" suggested building new pool within existing pool would eliminate need for demolition and potential asbestos abatement. He recommends skimmer instead of gutter drainage system, reuse of sound existing equipment, and pool lift instead of zero-entry ramp. This design would reduce pool dimensions by only one foot per side and pool depth from 11 ft. to 9 ft., and would cost approximately \$1,110,000. Two more community meetings will be scheduled to discuss project designs and costs.

IV. Financial Report - 2024 – Larson, Treasurer

- A. At end of 2023 operating balance was \$196,000 and reserve balance \$1,035,000.
B. Finance Committee Chair Tom Ferris briefed Board on possible impacts of new pool on monthly assessments through 2036.

V. Committee Reports

A. Architectural Review Board – Larson, Liaison

1. ARB and Manager agreed to new process. ARB requests and documentation will be sent by owner to Manager, who will forward them to ARB when packages are complete. Manager will communicate ARB decision to owner and handle communications.

B. Amenities Committee – Findley, Liaison

1. **MOTION: To approve Carol Prugh as new member. KF/DL – Passed.**
2. Question was raised about committee's authority to spend budget allocation. Board said any expenditures over \$100 must go through Manager, who can approve amounts up to \$2,000. Steinbach, Findley, and Haberman will discuss further.

C. Garden Committee – No meeting

D. Finance Committee – Jesien, Liaison

1. **MOTION: To move US Bank investment account from Private Wealth Management Division to Wealth Management Division for cost savings. DL/GW – Passed**
2. **MOTION: To invest \$250,000 in excess cash in 3-month Treasury Bills or CDs at Edward Jones, whichever is more advantageous. DL/JM – Passed**

3. MOTION: To reinvest CDs at Edward Jones maturing in March in 9-month Treasury Bills or CDs, whichever is more advantageous. DL/JM – Passed

E. Maintenance Committee – Meyer, Liaison

1. **MOTION: To approve contract with J.D.'s Roofing and Remodeling for \$3,828.30 to replace gutters on 11 units. JM/JS – Passed**
2. **MOTION: To approve contract with 3rd Gen Painting and Remodeling for \$8,765 to rebuild deck, rail, and staircase at 66 Oak Creek. JM/DL – Passed**
3. **MOTION: To approve 2024 Spring No Blow Proposal from Neighbors for a Greener Tamarack. JM/DL – Passed**
4. Change in Policy V-501.14 Plumbing is still in 30-day review period. When complete, Board members will vote on implementation via email.

F. Resident Activities Committee – White, Liaison

1. Committee drafting Terms of Reference and documenting procedures for planning/staging events.
2. Tam Talk: March 19, Gordon Medaris, retired geoscience professor, will discuss Baraboo Hills.

G. Welcoming Committee – White

1. **MOTION: To approve nomination of Antonio Galvan to serve on committee. GW/DL – Passed**

H. Human Resources Committee – Dean Ryerson, Chair

1. 2024 officers were elected: Ryerson re-elected Chair, Teri Edman Vice-President, Prudy Stewart re-elected Secretary.
2. Committee will explore feasibility of offering life or disability insurance to employees.
3. Committee goals include reviewing position descriptions and updating Terms of Reference and TT organizational chart.

VI. Unfinished Business

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

1. Tamarack surveyor will perform survey in three to four weeks.

B. Ad hoc 50th Anniversary Committee – White, Liaison

MOTION: To authorize blanket approval for committee to post temporary signs for anniversary events, as needed. GW/EF – Passed (JM dissented)

VII. New Business

A. Proposed letter about Sauk Creek Greenway from Board to city officials.

MOTION: To approve draft letter with minor suggested changes. GW/JM – Passed

B. Proposed guidelines for residents speaking at Board meetings. Withdrawn by Steinbach.

C. Draft policy for prioritizing energy efficiency when purchasing equipment or services.

MOTION: To refer to Manager/ Maintenance Committee; reconsider in April – KF/DL – Passed

D. Draft policy on shared committee jurisdiction.

MOTION: To adopt draft policy – KF/DL – Not passed (GJ abstained). Resubmit after updated committee Terms of Reference have been approved.

VIII. Community Reports & Other Business - None

IX. Adjourn 8:37 PM, JM/DL - PASSED

Next Board Meeting: Tuesday, March 26, 2024, at 6:30 PM