

APPROVED APPROVED APPROVED APPROVED
Tamarack Trails Community Services Association, Inc.
Board Minutes – Tuesday, May 28, 2024

Opened 6:30 PM

Present: Members: James Steinbach, George Jesien, Dave Larson, Ginny White, Ellen Foley, Jayne Meyer, and by Zoom Keith Findley. Stacey Haberman and 15 residents attended in person; 21 residents by Zoom.

I. Approval of April 23 Board Minutes as revised: DL/GJ – PASSED.

II. Community Correspondence and Resident Input:

- A. Les Mirkin spoke in favor of placing pet waste receptacles in common areas.
- B. Jean MacCubbin asked how committee recommendations become motions on board agendas.

III. Association Manager's Report – Haberman

- A. SH reviewed ongoing and completed work.
- B. Request approval for plumbing contract to replace leaking fire hydrant.
MOTION: To approve \$8,632 contract with H. J. Pertzborn to replace fire hydrant on Oak Creek Trail. JM/DL – PASSED.
- C. Request approval to send letter to attorney from Pool Working Group.
MOTION: To send pool working group's draft letter to Tamarack attorney for opinion on financing of loan or line of credit. JM/EF – PASSED.

IV. Financial Report - 2024 – Larson, Treasurer

- A. March 31 operating balance was \$260K cash and money market. Reserve balance was \$1,183,000, up \$60K. Excess cash was moved at Edward Jones: \$246K to CD and \$4K to money market.

V. Committee Reports

- A. Architectural Review Board – Larson, Liaison
 - 1. Reported on May 8, 2024 meeting.
 - 2. Members are finishing annual walk-arounds. Residents are reminded to check dryer vents for lint buildup because clogged vents can be a fire hazard.
- B. Amenities Committee – Findley, Liaison
 - 1. Reported on May 6, 2024 meeting.
 - 2. Approved hanging of watercolor paintings in upstairs room at club house.
 - 3. Approved revised Terms of Reference and sent back to BOD.
 - 4. Recommended BOD approve draft TT energy policy as written.
 - 5. Put installation of benches along walking paths on hold to focus on higher priority actions.
 - 6. Suggested revision to tennis and pickleball court policy.
MOTION: To send proposed court policy change to residents for 30-day notice and hold listening session. KF/GJ PASSED.
- C. Garden Committee – Foley, Liaison (No meeting)
 - 1. Wayne Koska is drafting Terms of Reference for committee.
- D. Finance Committee – Jesien, Liaison

1. Reported on May 15, 2024 meeting
 2. Tamarack audit was “unmodified” (clean) and no recommendations were made for internal controls. This rarely happens and speaks to Tamarack’s excellent financial management.
 3. Recommended BOD approval of its draft energy policy and offered suggestions:
 - A. Form group to develop efficient implementation system and list of priorities.
 - B. Pursue independent energy audit.
- E. Maintenance Committee – Meyer, Liaison
1. Reported on May 14, 2024 meeting.
 2. **MOTION: To approve \$85,000 contract with Viktor’s Painting. JM/DL – PASSED.**
 3. Discussed and declined to recommend installation of pet waste containers.
 4. **MOTION: To send draft BOD energy policy minus implementation clauses to residents for 30-day review and hold listening session. DL/GJ – PASSED.**
KF/SH/JS will discuss implementation ideas with residents at listening session.
- F. Resident Activities Committee – White, Liaison
1. Reported on May 10, 2024 meeting
 2. Next RAC event is potluck supper June 30th. Attendees will bring food items to share and pay \$5.
- G. Welcoming Committee – White, Liaison – No meeting
1. Reported on May 9, 2024 meeting.
 2. 2024 New Resident Reception will be held Thursday, September 19 or 26 or October 3.
- H. Human Resources Committee – No meeting

VI. Unfinished Business

- A. City of Madison Impacts on Association Sub-Committee – Meyer, Liaison
 1. Waiting for reply from city to TT attorney’s letter.
- B. Greenway Action Team – Foley, Meyer, White
 1. North-south greenway bike path dropped from West Area Plan, but east-west path is still possible.
 2. Pursuing alder’s idea of transforming greenway into educational natural space for children and welcoming place for all residents.
- C. Ad hoc 50th Anniversary Committee – White, Liaison
 1. Mayor is unable to attend on June 14, but Alder Nikki Conklin will read mayoral proclamation.
- D. Solar Ad Hoc Committee – Larson, Liaison
 1. KF sent draft Terms of Reference to SH/GJ.
 2. Tom Hirsch will serve as committee chair. There will be no board liaison.
 3. Committee is investigating use of larger array of panels and need for electrical room upgrade.

VII. New Business – None

VIII. Community Reports & Other Business - None

IX. Adjourn 8:04 PM, JM/EF - PASSED

Next Board Meeting: Tuesday, June 25, 2024, at 6:30 PM