

APPROVED
Tamarack Trails Board Meeting - November 19, 2024

Opened: 6:30 PM

Present: Members James Steinbach, George Jesien, Ginny White, Ellen Foley, Jayne Meyer, and Association Manager Stacey Haberman. Dave Larson was excused. Eighteen residents attended in person and 12 by Zoom.

I. Approval of October 22, 2024 Board Minutes – GJ/JM - PASSED

II. Community Correspondence

A. Residents requested reconsideration of new requirements for Committees.

MOTION: Sunset changes not in By-Laws in 60 days unless acted on by the board. KF/GJ – PASSED.

B. Oak Creek owners dissatisfied with concrete/asphalt work performed by Poblocki at their home (higher, wider walkway to front door, concrete spillover that will affect plant growth). Maintenance Committee will consider issue.

C. Resident shared concerns/ideas for 2025 budget.

III. Association Manager's Report – Haberman

A. Currently recruiting for Grounds Team and Maintenance Team

B. Grounds:

- Lawn repairs after asphalt/concrete work on Oak Creek Trail, leveling ground by foundations, fall pruning, gutter/roof cleaning

C. Maintenance:

- Removal/disposal of satellite dishes
- Inspection/cleaning/repair/replacement of chimneys, damaged light posts/ electrical wire, decks, trim, siding, gutters/downspouts, smoke/carbon monoxide detector batteries
- Working with Badger Swimpools on pool
- Pressure washing of decks/siding

D. Prep for pool deck: Outer concrete ledge poured, and sand brought in to level Deck surround

E. Jesien asked if AppFolio can provide data about pending work orders, in addition to new and completed ones. Haberman will check and report back at a future meeting.

IV. Financial Report – Jesien and Tom Ferris, Finance Committee Chair

A. Review of September 2024 financial statements

B. October financial report not available because meeting was rescheduled to avoid holiday. September 30, 2024, US bank balance was \$625,900; Edward Jones balance was \$604,800, before \$600,000 withdrawal in October for first payment to Badger Swimpools.

V. Committee Reports

- A. Amenities – Findley, Liaison (no meeting)
- B. Architectural Review Board – Pat Maddox, Chair
 - 1. 42 Oak Creek deck supports leaning in toward unit; owners will pay to replace
 - 2. Committee is revising walkaround data sheets
 - 3. Maddox is preparing transition report for new chair. Committee appreciated Larson's service as liaison.
- C. Garden Committee – Foley, Liaison (no meeting)
- D. Finance Committee – Jesien, Liaison and Ferris
 - 1. **MOTION: Approve 2025 budget previously recommended to Board in October. GJ/KF – PASSED; EF abstained.**
 - 2. **MOTION: Approve transfer of funds to Misc Prepaid Expenses (account #15500) to pay cost of commemorative book in 2025 – GJ/KF – PASSED.**
 - 3. George Meyer is leaving the committee and was thanked for his work and many contributions over the years.
 - 4. Committee is recruiting for new members
- E. Maintenance Committee – Meyer, Liaison
 - 1. Contract signed for deck replacement at 11 Mountain Ash Trail.
 - 2. Listening session will be held December 3 for changes to deck policy.
- F. Resident Activities Committee – White, Liaison
 - 1. Upcoming event: Holiday party December 5 from 6:00 to 8:00 PM
- G. Welcoming Committee – White, Liaison (no meeting)
- H. Human Resources Committee – Steinbach for Dean Ryerson, Chair
 - 1. Meetings were held with departing employee and Association Manager
- I. Nominations and Elections Committee – Amy Kell, Chairperson
 - 1. Will submit written report

VI. Unfinished Business

- A. Reminder: Residents serving on more than one committee shall select one and resign from others by December 31, 2024, as referenced in By-Law change approved August 27, 2024.
- B. City of Madison Impacts on Association Sub-Committee – Meyer
 - 1. City submitted draft Maintenance Agreement to Tamarack's attorney concerning Tamarack encroachments on city-owned property adjacent to greenway
- C. Greenway Action Team – Foley, Meyer, and White

1. City will share *Draft Final Sauk Creek Corridor Plan* at meeting via Zoom on December 4. Foley will summarize key events affecting Tamarack in *Good Life* article.
- D. Association's 50th Anniversary – White, Liaison
 1. Movie showings November 21 and 23
 2. Time capsule: Foley will draft letter to future residents from current BOD
- E. Communications Committee final report – Wayne Koska and Jesien
 1. Website improvements were eclipsed by pool replacement. Committee stopped meeting for lack of progress. Recommends direct contact with contractor, if new committee is formed in future.
- F. Proposal to reconstitute Ad Hoc Solar Committee – Steinbach
 1. Referring to new board for consideration.

VII. New Business

- A. By-law/Declaration reconciliation document approved October 22 will be distributed for community review and listening session.
- B. No closed Board meetings were held.
- C. 2025 Board officers will be:
 1. President Jayne Meyer, Vice-President Ellen Foley, Treasurer Dave Larson, Secretary Janet Hirsch.

VIII. Community Reports and Other Business

- A. Retiring President Steinbach reviewed 2024 Board challenges and accomplishments. His overall assessment of Tamarack's current situation: (to paraphrase classic movie *The Great Lebowski*) "The community abides."

IX. ADJOURN – 8:15 PM GJ/EF – PASSED

Next board meeting: December 17, 2024