

Tamarack Trails Community Services Association, Inc.

110 S. Westfield Road, Madison, WI 53717

Board Meeting Minutes – Tuesday, December 17, 2024

6:30pm, Clubhouse, Upper Level

Present: BOD Members: Ellen Foley, Janet Hirsch, Jayne Meyer, Eliisa Rydberg, Ginny White

Online: Keith Findley, Dave Larson

Association Manager: Stacey Haberman

Attendees: Nancy Korda, Jean MacCubbin, 16 attendees on ZOOM

1. **Meeting minutes** approved unanimously
 - a. BOD meeting on November 19, 2024 at 6:30pm
 - b. Board organizational meetings on November 1 & 25, 2024.

2. **Community Correspondence**
 - a. Speakers regarding opposition to committee rules.
 - i. Nancy Korda, 7412 Cedar Creek Trail, spoke and submitted memo.
 - ii. Jean MacCubbin, 14 Pin Oak, spoke. Memo dated 11/29/2024 was submitted.
 - iii. Sharon Genthe, 92 Oak Creek, submitted letter dated 12/10/2024 in lieu of speaking.

3. **Association Manager's Report**- Stacey Haberman
 - a. Staffing: New maintenance tech starting in January; recruiting for grounds staff.
 - b. Reserve Study is complete; community-wide meeting will be scheduled.

4. **Financial Report** – Dave Larson, Treasurer
 - a. As of October 31, 2024
 - i. Operating Fund: \$182,900
 - ii. Reserve Fund: \$699,800
 - b. Investment Accounts as of November 30, 2024
 - i. Edward Jones: \$11,900
 - ii. US Bank: \$649,400
 - c. Initial payment for work on the pool paid in 2024: \$615,692.15

5. **Committee Reports**
 - a. **Amenities** – No December meeting
 - i. Minutes of September 30, 2024 were received.
 - ii. AED equipment is being purchased
 - b. **Architectural Review Board** – No December meeting.
 - i. Minutes of November 13, 2024 were received.
 - c. **Garden** – No December meeting
 - d. **Finance** – Dave Larson, Treasurer
 - i. No December meeting
 - ii. Motion to approve George Jesien, 38 Oak Creek, as a member of the Finance Committee. Approved unanimously.
 - e. **Human Resources** – Ellen Foley
 - i. Minutes of December 12, 2024 were received.
 - ii. Motion to approve Debra Martinez, 11 Red Maple, as a member of the HR Committee. Approved unanimously.

- iii. Motion to provide one additional paid holiday to TT employees beginning in 2025. Approved with Janet voting in opposition.
- f. **Maintenance Committee** – Janet Hirsch
 - i. The December 10, 2024 meeting minutes will be distributed following the meeting.
 - ii. Howard Bellman, 82 Oak Creek, addressed unacceptable concrete work on sidewalk.
 - iii. Brian Shore, 86 Oak Creek, provided an update on his basement water issue.
 - iv. Viktor’s Snow Contract – A motion to approve the renewal of Viktor’s snow removal contract based on a fee of \$50/man hour and receipt of a written contract by January 1, 2025 was approved unanimously.
 - v. Motion to approve Paul Skidmore, 13 Red Maple, as a member of the MC. Approved unanimously.
 - vi. Motion to approve Ric Genthe, 92 Oak Creek, as a member of the MC. Approved unanimously.
 - vii. Policy V-501 Decks – A motion to adopt changes in Policy V-501, Paragraph 2, Sections A & B to revise the payment program for decks and decking materials was made. An amendment to remove the specific maintenance schedule was approved unanimously. The amended motion was approved unanimously.
 - viii. NGT (Neighbors for a Greener Tamarack) minutes of 11/12/2024 were received.
- g. **Resident Activities Committee** – Ginny White, Liaison
 - i. Minutes of 11-13-2024 were received.
 - ii. Motion to approve RAC membership for Soren Albertson, Jan Miller, and Dean Ryerson was approved unanimously.
 - iii. Tam Talk – Thursday, January 23, 2025.
- h. **Welcoming Committee** – Ginny White, Liaison
 - i. No December meeting.

6. Unfinished Business

- a. **City of Madison Impacts on the Association**
 - i. On 12/09/2024, the BOD met in closed session to review legal issues regarding the greenway encroachment. The proposal was returned to the City for their consideration.
- b. **Sauk Creek Greenway Action Team** – Ellen Foley
 - i. Updates from the 12/04/2024 ZOOM meeting and 12/17/2024 Walk-through were provided.
 - ii. The Sauk Creek Greenway survey from Engineering has been extended through January 5, 2025.
- c. **50th Anniversary Committee** – Ginny White
 - i. Artifacts are being assembled for a time capsule.

7. New Business

- a. December 17, 2024 closed board meeting on human resource issues was reviewed.
- b. Code of Ethics was adopted unanimously by the board.
 - i. The Civility Pledge will be addressed at the January meeting.

8. Other Business

- a. New board binders are being developed by Ginny White.

9. Meeting adjourned.

Submitted by Janet Hirsch

Approved as submitted at BOD meeting on January 28, 2025.