

FINAL

Tamarack Trails Community Services Association Architectural Review Board Meeting January 8, 2025 Minutes

- 1. Confirm Quorum:** P. Maddox by Zoom, J. MacCubbin, B. Hughes, B. Karabis, D. Chritton; J. Hirsch (BoD liaison). Absent: I. Popic. Also present: S. Haberman, Association Manager; J. Meyer, BoD Chair; Henrik & Eliisa Rydberg (Henrik is considering appointment to the ARB). No other attending unit owners.
- 2. Additions to the Agenda:** Introduction of potential ARB member. Comments from BoD Chair.
- 3. Approval of minutes from Nov. 13 ARB meeting as revised: MOTION to Approve:** (Hughes, Chritton): APPROVED.
- 4. Introduction of Henrik Rydberg as candidate for ARB membership:** The Rydbergs moved to Tamarack Trails two years ago. Henrik studied design and has led design teams for years. He currently works mostly remotely from home with organizations all over the world and has some board experience. **MOTION to recommend to the Board of Directors the appointment of Henrik Rydberg to the Architectural Review Board (Chritton, Hughes): APPROVED.**
- 5. Election of 2025 Officers:**
 - **Co-chairs:** Hughes & Karabis nominated Popic and MacCubbin as Co-chairs. Popic and MacCubbin were ELECTED.
 - **Recording secretary:** Chritton & MacCubbin nominated Hughes as Recording Secretary. Hughes was ELECTED.
 - **Corresponding Secretary:** MacCubbin agreed to continue as Recording Secretary with Barrett to shadow her.
- 6. Resident requests**—Requests and related documents sent to ARB members prior to this meeting.
 - a) **9 Mountain Ash Trail –Goulette:** Form 2 request to replace 3 windows and 1 entry door using Marvin window products. Jim Seabury will do the work and product will be supplied by Zuern Building Products. **Note:** MOTION to Approve **was submitted by email** (MacCubbin, Hughes): **APPROVED as submitted by an email vote. MOTION to confirm the email vote (MacCubbin, Hughes): APPROVED. Note that approval expires January 8, 2026. MacCubbin will be ARB contact.**
- 5. Comments from BoD Chair Jayne Meyer:** Meyer is visiting all committees and noted that the ARB has a very important role in maintaining the uniformity and integrity of the Tamarack structures. She will be proposing to the BoD the formation of a work group to address issues such as nonconforming repairs and replacements made in the past or future and how enforcement of the Tamarack Book of Standards should be handled. One or more members of the ARB should be included in this work group. Members noted that nonconforming structural elements such as doors and windows are included in the spreadsheets completed by the ARB following the annual WalkAround.

6. Chair's Report

- a) Maddox thanked the ARB members for their service. She provided a copy of the end of year Chair's Report summarizing the 2024 year, as part of the materials for this ARB meeting.
- b) Project letters sent following the November 13 meeting:

42 Oak Creek Trail – BRAUN: approval to rebuild existing deck with same footprint and to replace supports to level the adjacent interior living area.

94 Oak Creek Trail – HENRY: approval to replace front door including storm door.

7. Ongoing Business

- a) Topics for February GL article: reminder to owners about removal of holiday lighting, and an invitation to consider joining the ARB.
- b) Two members (Maddox, Siegel) have left the ARB as of this meeting; assuming that Rydberg is appointed by the BoD, one more new member is needed.
- c) Agenda topic not discussed: Upcoming ARB involvement in choosing lights surrounding the pool and suggesting post light options. **NOTE: New City ordinance for outdoor lighting and light spills are referred to in the BOS, thus ARB involvement in recommendations.**

8. Old Business

- a) Member reports on completion of approved projects (none); updates on any in-progress projects or projects not started (none).
- b) Member reports on complaints received or observed relevant to the ARB functions and policies set forth in the Book of Standards (none).

9. MOTION to Adjourn, 5:06 pm (Chritton/Barrett): MOTION APPROVED.

The following is a table of ARB meeting dates for the beginning of 2025 with the corresponding date indicating when requests are due in the office:

Meeting Date (4:30 pm Clubhouse)	Completed Requests Due
February 12	January 29
March 12	February 26
April 9	March 26

Meetings are currently held at 4:30 pm on the second Wednesday of every month at Tamarack Trails Clubhouse. No meeting is held in December.

