

Tamarack Trails Community Services Association, Inc.

110 S. Westfield Road, Madison, WI 53717

Board Meeting Minutes – Tuesday, January 28, 2025/Approved February 25, 2025

6:30pm, Clubhouse, Upper Level

Present: BOD Members: Keith Findley, Ellen Foley, Janet Hirsch, Dave Larson, Jayne Meyer, Ginny White

Excused: Eliisa Rydberg

Association Manager: Stacey Haberman

Also present: 6 residents in-person; 11 residents on ZOOM

Welcome by Jayne Meyer, President.

I. Meeting minutes approved unanimously as submitted.

- A. BOD closed meeting re: greenway encroachment on December 9, 2024 at 6:30pm.
- B. BOD closed meeting re: HR recommendations on December 17, 2024 at 5:30pm.
- C. BOD meeting on December 17, 2024 at 6:30pm.

II. Community Correspondence

- A. Letter - Committee News was received from Nancy Korda. Nancy was not in attendance.

III. Association Manager's Report – Stacey Haberman

- A. New Maintenance Tech, Tom Kehoe, started.
- B. The 2025 Reserve Study has been completed. A workgroup will be set up to review. A public meeting will be scheduled at the end of February or March.
- C. The signed snow removal contract with Viktor's has been received.
- D. The large dumpster contract with Waste Management is being reviewed.
- E. AED has been purchased.

IV. Financial Report – Dave Larson, Treasurer

- A. November 2024 Financial Statement was reviewed.
 - i. November 30, 2024 Fund Balances
 - (a) Operating - \$214,000.18
 - (b) Reserve - \$745,649.93
 - ii. December 31, 2024 Investment Accounts
 - (a) US Bank - \$629,000
 - (b) Edward Jones - \$12,000

II. Committee Reports

- A. Amenities Committee – Keith Findley, Liaison
- B. Architectural Review Board – Janet Hirsch, Liaison
 - i. Minutes of 1/08/2025 were received.
 - ii. Motion to approve Henrik Rydberg, 7417 Cedar Creek, as a member of the ARB was approved unanimously.

- C. Garden Committee – No meeting.
- D. Finance Committee – Dave Larson, Treasurer
 - i. Minutes of 1/15/2025 were received.
 - ii. Reserve Study working committee – Tom Ferris, Dave Larson, Larry White, Don Haasl, George Meyer, Stacey Haberman.
 - iii. Loan for pool will be finalized by the end of January.
- E. Human Resources Committee – Ellen Foley
 - i. Next meeting – February 12, 2025
- F. Maintenance Committee – Dave Larson, Liaison
 - i. No minutes received for January 14, 2025 meeting.
 - ii. Paul Skidmore, 13 Red Maple, was elected chair; Ric Genthe, 92 Oak Creek, was elected vice-chair.
 - iii. Motion to approve Bob Grosse, 32 Oak Creek, as a member of the Maintenance Committee was approved unanimously.
- G. Resident Activities Committee -Ginny White, Liaison
 - i. Minutes of 12-11-2024 and 1-08-2025 were received.
- H. Welcoming Committee – Ginny White, Liaison
 - i. No minutes received.
 - ii. Motion to approve Mike Rohr, 78 Oak Creek, as a member of the Welcoming Committee was approved unanimously.
- I. 50th Anniversary Work Group – Ginny White
 - i. AED was purchased with \$2,000 from the Amenities Committee with the remainder of the cost from the 50th Anniversary Group.
 - ii. A commemorative book is being developed.
 - iii. Creation of the James V. Burkhard Award. George Meyer, 201 Randolph, was the first recipient at a reception on January 22, 2025.

III. Unfinished Business

- A. Committee Coordination concerns – Jayne Meyer provided an update.
 - i. Committee coordination meeting will be scheduled to discuss concerns.
 - (a) Meeting in people’s homes.
 - (b) Minutes due within one week following the meeting.
- B. Energy Conservation and Green Energy Ad-hoc Work Group – Keith Findley
 - i. Two documents received:
 - (a) energy policy.docx
 - (b) energy conservation and green energy ad hoc work group.
 - ii. Motion: to create an Energy Conservation and Green Energy Ad Hoc Committee that will report directly to the Board of Directors for one year after which time the Board, with input from the community, will determine if the Ad Hoc Committee continues as is, be permanently attached to a standing committee or dissolve. Approved unanimously.
- C. Solar Panels on the Clubhouse – Dave Larson
 - i. Discussion of using the 30% Federal solar panel tax credit to offset the taxable capital gains from the sale of Tamarack’s investments.
 - ii. Motion: to set up an open board meeting to discuss the potential for placing solar panels on the clubhouse. Approved unanimously.
- D. City of Madison Impacts on Association – No action or update.

- E. Greenway Action Team – Ellen Foley
 - i. The project is moving through the City committees prior to approval at the Common Council in March. The next step is that the engineers create and complete a design.
 - ii. This is a six year project and it will have three major phases.
 - iii. Thank you to the residents who have worked very hard to mitigate as much damage as possible. There is still concern about a road that they want to put in.

F.

IV. New Business

- A. Candidate Forum – Janet Hirsch
 - i. Motion: A request to host a Q & A event with the three District 9 alder candidates using the Tamarack ZOOM account. The expectation is that there might be over 100 people. The \$50 ZOOM fee to cover the additional attendees will be paid by others. It will NOT be paid by Tamarack. The motion was previously approved via email. The email vote was confirmed unanimously.
- B. Ad hoc Work Group on Rules/Policies, Implementation, Compliance, Education and Consequences
 - i. Motion to create an Ad Hoc Work Group to review Tamarack documents and policies for the purpose of identifying areas of concern in maintaining Tamarack standards, reviewing existing rules/standards and developing potential solutions for fair and consistent implementation and compliance that will report directly to the Board of Directors for one year after which time the Board, with input from the community, will determine if the Ad Hoc Committee continues as is, permanently attached to a standing committee or dissolve. Approved unanimously as amended.
 - ii. Motion to approve the appointments of Chrisina Finet and Pat Maddox as co-leaders of Ad Hoc work group. Approved unanimously.
 - iii. Janet Hirsch will serve as Board liaison to the group.

V. Community Reports and Other Business

- A. Adoption of Civility Pledge – Approved unanimously.

VI. Adjournment at 7:45pm

- A. Next Board meeting – Tuesday, February 25, 2025

Submitted by Janet Hirsch