TAMARACK MEADOWS CONDOMINIUM ASSOCIATION

Notice of Annual Meeting — May 19, 2026

Greetings Association Unit Owners:

This package is being sent to you in preparation for the Tamarack Meadows Condominium Association's Annual meeting. This meeting is for all Unit Owners. The meeting is being held on Tuesday, May 19, 2026, 1:00 p.m. at:

Gloria Dei Lutheran Church
W180N7863 Town Hall Road
Menomonee Falls, WI 53051

Please find the enclosed items:

1. Meeting Agenda
2. Proxy Statement — (If unable to attend the meeting and wish to have another owner vote for you, please complete the enclosed form and have it given to the Secretary prior to the meeting.)
3. Election Ballot 2026
4. Your Emergency Contact form
5. Updated Project Conditions, Status Questionnaire and Disclosure
6. Minutes of the May 20, 2025, Annual Meeting
7. Financial reports
8. Committee Reports
9. Red Book-updated Tab 10 Purpose and Table of Contents and Part V-Responsibility for Maintenance and Repair
10. Roster of Unit Owners (This roster is for owners' use and not to be shared outside our community-thank you!)
11. Service Request form

Your Board of Directors serves as the governing body of the Association. All elected terms are for two (2) years. The members of the Association do not elect individuals for a specific board position but only as a board director. The Board of Directors meets immediately after the annual meeting to determine the specific board positions of president, vice-president, secretary, treasurer, and member at large. This new board also schedules its next and subsequent board meetings. This year there is a need to elect three (3) board members for the full two-year term.

Please consider serving as a board member. You may offer to serve by contacting the current president, Sue Howard (414) 520-9499 or be willing to accept candidacy if nominated at the meeting. **Tamarack**

Meadows Condominium Association

Agenda for Annual Meeting
May 19, 2026
1:00-3:00
Gloria Dei Lutheran Church

1. Welcome and Introductions
2. Distribution/Collection of Ballots
3. Approval of Minutes from the Annual Meeting-5/20/2025
4. HOA Fees for fiscal year 2026-2027
5. Committee Reports (Financial, Insurance, Maintenance, Landscape, Snow Removal)
   A. All Committee Reports are in the packet to keep the meeting at a reasonable time length
   B. Accomplishments 2025-2026: listed in each report
   C. Plans going forward for 2026-2027: listed in each report
   D. Questions/Discussion
6. Results of Voting
7. Reminders
   A. Bring your Red Book to each Annual Meeting
   B. Fill out and Return the Emergency Contact Information Sheet
   C. Submit Service Requests on the tamarackmeadows.com website
   D. **Obtain Board Approval for ALL exterior changes BEFORE starting**
   E. Other
8. Closing Remarks
9. Adjournment

*Brief meeting for owners interested in the Red Book updates with any questions you may have

*Meeting of the New Board to immediately follow

TAMARACK MEADOWS CONDOMINIUM ASSOCIATION
2026 ANNUAL MEETING OF HOMEOWNERS
May 19, 2026 (Draft)

The annual meeting of the Tamarack Meadows Condominium Association was held on Tuesday, May 19th, 2026 at 1:00 pm at Gloria Dei Lutheran Church in Menomonee Falls.

Units Represented: Unit 1-1 **Jackie Leitel**; Unit 2-2 **Jim & Sally Boyle**; Unit 3-1 **Joe Reiter**; Unit 4-1 **Sue & Chuck Klawans**; Unit 4-2 **Marcella Adkins**; Unit 5-1 **Connie Siedlecki**; Unit 5-2 **Lola Krainer**; Unit 6-1 **Chris & Tim Moertl;** Unit 7-1 **Sue Uecker**; Unit 7-2 **Julie & Bob Jakubowski**; Unit 8-1 **Shirley & Bob Downey**; Unit 8-2 **Paul & Lynn Van Gemert**; Unit 9-1 **Dorothy & Ed Bauer**; Unit 9-2 **Bev & Jerry Gervenak**; Unit 11-1 **Beverly Fochs**; Unit 11-2 **Joanne Wanner**; Unit 12-1 **Dee Fera**; Unit 13-1 **Georgia Kornacki**; Unit 13-2 **Marty Dybicz**; Unit 14-1 **Sue Howard;** Unit 14-2 **Mareta Prill**.

Units Not Represented: Unit 1-2 **Bob Hessler**; Unit 2-1 **Ellie Seymour**; Unit 3-2; **John Stauder**; Unit 6-2 **Rachel Mastricola**; Unit 10-1 **Denise Anderson**; Unit 10-2 **Robin Price**; Unit 12-2;

CALL TO ORDER

President Sue Howard, after confirming that we had a quorum, called the meeting to order at 1:20 p.m.

1. Welcome & Introductions:
    a. Current Board members were introduced along with Susan Klawans our monthly newsletter editor.
    b. Sue welcomed four new residents into Tamarack Meadows; **Joe and Coco Reiter** of Unit 3-1, **Marcella Adkins** of Unit 4-2 and **Sue Uecker** of Unit 7-1.
    c. Sue also mentioned the current ACH for paying quarterly dues is working great. She is encouraging anyone interested in signing up for ACH or if you have questions to contact Chuck.
2. For FY2026/27 two Board positions are available replacing Paul and Chuck. Paul decided not to run for another term while Chuck chooses to rerun. **Bob Jakubowski** volunteered to run for the open Board position. Ballots for these two positions were included in your pre-meeting information handouts. Jerry and Paul counted the returned ballots. After counting, Jerry reported that both Chuck and Bob were elected to a two-year term for the two positions.
3. Sue thanked Paul for serving on the Board as 'Vice President' for the last 2 years. His work on the Building Maintenance team was greatly appreciated by all of the residents. The work Paul did to coordinate the replacement of all 14 roofs was outstanding. His working relationship with Dave, the owner of Northwest Roofing, helped create a seamless environment for the replacement of all of our roofs. **Thank you, Paul.**

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4. Annual Meeting Minutes for FY2025 were included in the pre-meeting handouts. Sue asked if there were any corrections. Since there were none, Sue asked for a motion to approve the minutes as distributed. Bob Downey of Unit 8-1 made the motion to accept the minutes as distributed and Bob Jakubowski of Unit 7-2 seconded the motion. A voice vote was done and the motion was unanimously approved.
5. Sue mentioned the quarterly fees for FY2026 will remain at $1,600 (includes Operating and Reserve funding). Sue mentioned even though all of the roofs are complete, the quarterly fees need to remain the same for this fiscal year in order to pay for the final roof replacement and to start replenishing of our Reserve Account.
6. Tim Moertel of Unit 6-1 questioned if there are planned projects that the replenished Reserve is planned for. Sue mentioned at this time there are no committed projects identified for funding from the Reserve account. The Board is concerned that with the increase in our insurance deductible from $1,000 to $2,500 per item and the potential for storm damage needs justifies for the replenishing now of our Reserve account. As an example, if shingles need to be replaced due to hail or wind damage, our deductible is $10,000 per roof. Chuck mentioned that the Reserve account was at approximately $228,000 prior to the starting of the roof replacement project. Once the last roof is paid for in July our Reserve account will be about $64,000. The $1,600 in quarterly fees includes $1,000 Operating expenses, $270 for Reserve allocations and approximately $330 for replenishing the reserve account. Without any unexpected expenses the end of FY2027, the reserve account will be about $114,400. Tim also suggested that owners check their condo insurance policy to see if it includes a clause entitled ‘loss assessment’. This clause may help in paying for losses assessed to you by TMCA for expenses exceeding what the TMCA insurance doesn’t pay for.
7. Sue mentioned that we are planning to convene an ad hoc committee on the Reserve Fund. Items to be addressed, such as, what these funds should be used for, min/max amount of funds and determine how the funds should be collected. Bob Downey volunteered to be on that committee. Tim asked that the report on the Reserve Account be shared with all home owners.
8. Chuck mentioned that FY2026 income was about the same as Operating expenses, not including roofs. At this time our Operating expenses compared to income is solvent.
9. Sue asked if there were questions regarding any of the committee reports that were included in the pre-meeting handouts. No additional questions were asked.
10. Sue thanked all Board members for their work and accomplishments this past year.
11. Paul reminded all residents that any exterior repair/enhancements require a Service Request. This includes landscaping as well as building maintenance. The preferred method for submitting a Service Request is on-line from our web site. A paper copy can also be used for submitting and is included under Tab 11 of the Red Book. Paul also mentioned that if an emergency repair is required, please contact Sue as soon as possible. Paul also asked that if you suspect any gutter leaks, please use the Gutter Layout sheet found under Tab 11 of the Red Book to identify where the leak is. Dee Fera of Unit 12-1 asked if water overflowing from the gutter was a sign of a bad gutter. Paul/Sue mentioned the overflow could be a clogged gutter or ‘French Drain’ if one is connected to your gutter downspout. Paul suggested Dee submit a Service Request for this issue.

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12. Sue mentioned insurance companies are now focusing on the age of roofs, age of furnaces & proof of how often dryer vents are cleaned because of dryer fires. Thus far, our insurance company does not have this requirement.
13. Sue asked if there were any other questions or issues that should be addresses. No further questions were asked.

    Since there were no further questions, Tim Moertl made a motion to adjourn, seconded by Jim Boyle of Unit 2-1. A voice vote was unanimous. Meeting adjourned at 1:45

Respectfully submitted,
Jerry Gervenak, Secretary

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TAMARACK MEADOWS CONDOMINIUM ASSOCIATION

Notice of Annual Meeting — May 1, 2025

Greetings Association Unit Owners:

This package is being sent to you in preparation for the Tamarack Meadows Condominium Association's Annual meeting. This meeting is for all Unit Owners. The meeting is being held on Tuesday, May 20, 2025, 1:00 p.m. at:

Gloria Dei Lutheran Church
W180N7863 Town Hall Road
Menomonee Falls, WI 53051

Please find the enclosed items:

1. Meeting Agenda
2. Proxy Statement — (If unable to attend the meeting and wish to have another owner vote for you, please complete the enclosed form and have it given to the Secretary prior to the meeting.)
3. Election Ballot 2025
4. Exterior Improvements/Modifications Agreement Between Owner and Tamarack Meadows Condominium Association form (to be signed)
5. Acknowledgement of Receipt of Certification, Description and Disclosure Materials (Red Book)- (to be signed)
6. Acknowledgement of Insurance Responsibilities (to be signed)
7. Your Emergency Contact form (to be updated, if necessary, and returned)
8. Minutes of the May 21, 2024 Annual Meeting
9. Financial reports
10. Committee Reports
11. Roster of Unit Owners (This roster is for owners use and not to be shared outside our community- thank you!)

Your Board of Directors serves as the governing body of the Association. All elected terms are for two (2) years. The members of the Association do not elect individuals for a specific board position but only as a board director. The Board of Directors meets immediately after the annual meeting to determine the specific board positions of president, vice-president, secretary, treasurer, and member at large. This new board also schedules its next and subsequent board meetings. This year there is a need to elect three (3) board members for the full two-year term.

Please consider serving as a board member. You may offer to serve by contacting the current president, Sue Howard (414) 520-9499 or be willing to accept candidacy if nominated at the meeting.

Tamarack Meadows Condominium Association

Agenda for Annual Meeting
May 20, 2025
1:00-3:00
Gloria Dei Lutheran Church

1. Welcome and Introductions
2. Distribution/Collection of Ballots
3. Approval of Minutes from the Annual Meeting-5/21/2024
4. HOA Fees (Dues)- Temporary Reserve Fund Assessment (in packet)
5. Committee Reports (Financial, Insurance, Maintenance, Landscape, Snow Removal)
   A. All Committee Reports are in the packet to keep the meeting at a reasonable time length
   B. Accomplishments 2024-2025: listed in each report
   C. Plans going forward for 2025-2026: listed in each report
   D. Questions/Discussion
6. Results of Voting
7. Reminders
   A. Fill out/sign and return all forms in the packet that need updated signatures if you did not get to do so before the meeting
   B. Make sure your Emergency Contact Form is up to date
   C. Submit Service Requests from the tamarack.com website
      1. Obtain Board Approval for **ALL** exterior changes before starting
   D. **Bring your Red Book to each Annual Meeting from now on!**
   E. Other
8. Closing Remarks
9. Adjournment

*Meeting of the New Board to immediately follow

TAMARACK MEADOWS CONDOMINIUM ASSOCIATION
2024 ANNUAL MEETING OF HOMEOWNERS
May 21, 2024 (Draft)

The annual meeting of the Tamarack Meadows Condominium Association was held on Tuesday, May 21st, 2024 at 1:00 pm at Gloria Dei Lutheran Church in Menomonee Falls.

Units Represented: Unit 1-1 **Jackie Leitel**; Unit 2-1 **Ellie Seymour**; Unit 2-2 **Sally & Jim Boyle**; Unit 4-1 **Sue & Chuck Klawans**; Unit 5-1 **Connie Siedlecki**; Unit 5-2 **Lola Krainer**; Unit 6-1 **Chris & Tim Moertl;** Unit 7-1 **Ruth & Fred Dahlke**; Unit 7-2 **Janet Blank**; Unit 8-1 **Shirley & Bob Downey**; Unit 8-2 **Lynn & Paul Van Gemert**; Unit 9-1 **Dorothy & Ed Bauer**; Unit 9-2 **Bev & Jerry Gervenak**; Unit 11-1 **Beverly Fochs**; Unit 11-2 **Joanne Wanner**; Unit 12-1 **Dee Fera**; Unit 12-2 **Ginny Mielenz**; Unit 13-1 **Georgia Kornacki**; Unit 13-2 **Marty Dybicz and Marygin Gladstone**; Unit 14-1 **Sue Howard**; Unit 14-2 **Mareta Prill.**

Units Not Represented: Unit 1-2 **Bob Hessler**; Unit 3-1 **Mary Jo Barbara**; Unit 3-2; **John Stauder**; Unit 4-2 **Shirley & Mel Schuler**; ; Unit 6-2 **Rachel Mastricola**; Unit 10-1 **Denise Anderson**; Unit 10-2 **Robin Price**;

CALL TO ORDER

President Sue Howard, after confirming that we had a quorum, called the meeting to order at 1:00 p.m.

1. Welcome & Introductions:
    a. Current Board members were introduced and Janet Blank was acknowledged for the fine job she has been doing on the Newsletter
    b. Sue welcomed two new residents into Tamarack Meadows, Marty Dybicz and Marygin Gladstone. Marty & Marygin moved into unit 13-2 last fall.
2. For FY2024/25 two Board positions were available. Ballots for these two positions were handed out in the pre-meeting handouts. Sue asked Tim and Jerry to count the ballots that were turned in. After counting, Tim reported that Paul Van Gemert and Chuck Klawans were re-elected for the two positions
3. Annual Meeting Minutes for FY2023 were included in the pre-meeting handouts. Sue asked if there were any corrections. Since there were none, Sue asked for a motion to approve the minutes as distributed. Ellie Seymour of unit 2-1 made the motion and Jim Boyle of unit 2-2 seconded the motion. A voice vote was done and the motion was unanimously approved.
4. Sue mentioned there is no increase in the quarterly fees for FY2024. The quarterly fees will remain at $1,080. The temporary Reserve Fund assessment for FY2024 will increase from $300 to $390 per quarter. This increase in the Reserve Fund assessment is needed to help fund the roof shingle replacement project. Chuck added that the payments can be made monthly or quarterly.
5. Sue asked if there were questions regarding any of the committee reports that were included in the pre-meeting handouts.
    a. Bob Downey, unit 8-1, asked if there are any major projects identified for this fiscal year. Paul Van Gemert of the Building Maintenance committee responded only the shingles replacement of 3 units were included as major projects in the FY2024 budget. Paul reported that Units 10 & 12 roofs are completed and unit 5 is scheduled for June. All other projects will be funded from the Operations budget. These projects included such items as repair of several garage light fixtures, driveway repairs, completing some painting on pillars and some possible mail box repair/replacements. Another project this year will be

the investigation of the seal/caulking around chimney caps for any potential water leakages.

b. Sue mentioned that stones will be added to areas where the new concrete edging was installed. A significant discount for the stones needed is courtesy of Fred Dalke and his son, Dennis.
c. Fred Dahlke ,unit 7-1, expressed concern that the step height from the concrete walk to the front porch may exceed the maximum building code of 8 inches. Paul responded that he and Tim will take all units' stoop height and determine what if any action is needed.
d. A comment was made that there is still too much debris under the Arborvitae bushes. Sue mentioned the Landscape team will check.
e. Sue reminded the owners any exterior changes need to be submitted on a Service Request for approval.
f. For clarification Tim explained the two amber sheets of paper regarding exterior changes that were included in the handouts, need to be added to Section 11 of the Red Book. Additionally, the TMCA Questionnaire and Disclosure sheet also included in the handouts need to be added to Section 2 of the Red Book.
g. Sue mentioned if anybody wants to add a hand railing from the patio door to their patio floor should contact Sue using a Service Request. Sue is able to order them from the manufacture at a good cost. Sue arranged for free shipping. Paul Gast Contractors, our handy man, is able to install. All costs are the responsibility of the owner.
h. Sue mentioned she spoke with Falls Village Administration and they confirmed Menomonee Avenue will be resurfaced this summer.
i. Sue mentioned the Board is looking into suggestions for securing a house key on owner's property that can be used by emergency personnel when an emergency occurs. This was deemed needed as a result of a situation earlier this year when one of our residents called for help but the Fire Department had no way of accessing the unit. Finally, a basement window was found unlocked allowing access. The Fire Department urged the Association to come up with a plan before a life threating emergency occurs. The Board is evaluating two different methods using lock boxes. Each method has plusses and minuses. Bob Downey commented that the lock box process seams too complicated. He suggested why not just give a spare key to a family member or a neighbor. Sue mentioned if the neighbor was not home or the family member did not live nearby this would add serious time delays. In this case the emergency responders would need to break a window or door to gain access. The cost for the repair is the responsibility of the owner and it could easily be several hundred dollars. Connie Siedlecki commented she would rather pay for damage repairs than not having the emergency responder locked out of her unit. . Lola commented that with the age of most of the Owners that this was a good idea especially if you have no one nearby to respond to an emergency call. Sue said the Board would evaluate possible solutions and get back to the owners. Bob Downey suggested that a few owners may want to be part of the discussions.
j. Jackie Leitel, unit 1-1, asked if we started replacing roofs too soon. Paul mentioned that starting roofs in 2022 as compared to 2024 we saved about $75,000. Sue also mentioned that starting in 2023, insurance companies were hesitant to issue insurance policies to any condominiums whose roofs were over 20 years old. As we were getting quotes for insurance contracts in 2023, seven insurers would not even give TMCA a quote due to the age of our roofs.

k. Bob Downey asked if we have put together a 10 year plan for buildings and landscape. Tim mentioned we have a list of potential future building projects, but they are not formatted as a 10 year plan.

6. Reminders
   a. Fill out and Return the Emergency Contact Information Sheet to Sue.
   b. Reminded owners to obtain Board approval for any exterior changes before starting by submitting Service Requests to Sue or Paul or on the website
   c. If anybody is still interested in using automatic payments of their quarterly fees and assessments, complete the ACH sheet from the pre-meeting handouts and forward a copy to the Treasure, Chuck Klawans.
   d. Remember to place a copy of the Treasures Annual Report for FY2023 and the Budget Report for FY2024 (both sheets are in the pre-meeting handouts) into section 4 of the Red Book. As Sue mentioned in the meeting, it would be expensive to reprint a complete copy of the Red Book, so please find and keep your Red Book up to date.

Sue again thanked all for attending and participating in our annual owners meeting. Sue also reminded all that they are welcomed to attend any of the Board's monthly meetings. There is no need to contact Sue prior to meeting, just show up.

A motion was made for adjournment by Tim Moertl, unit 6-1,and seconded by Dorthy Bauer unit 9-1. A voice vote was unanimous. Meeting adjourned at 1:50.

Respectfully submitted,
Jerry Gervenak, Secretary

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Tamarack Meadows Condominium Association

2025-2026 Budget and Fees

The operating budget for Tamarack Meadows will increase 7% for the fiscal year starting May 1, 2025. This is due to inflation and other economic forces that are driving up all prices.

Most of the increase in prices to Tamarack Meadows fall into two categories: lawncare and insurance. The following table highlights cost increases for 2025-2026.

Category	2024-2025	2025-2026	Increase	Percentage
Insurance Master Policy	$20,146	$24,400	$4,254	21%
Base Landscaping	$25,000	$29,324	$4,324	17%
Tree and Shrub Spraying	$3,025	$3,192	$167	6%
Building Maintenance	$126,600	$130,385	$3,785	3%
Snow Removal	$15,550	$15,900	$350	2%

Please understand that the Board has done everything possible to minimize these increases. Every other lawn care option and insurance option would have increased the operating budget even more. The full budget for fiscal year 2025-2026 is attached.

Fees

Quarterly fees will increase by $70, to $1,150 and the quarterly reserve assessment will increase by $60, to $450. These increases are needed to ensure that operating expenses can be met and roof replacement can continue, while maintaining the adequacy of the Reserve Fund.

The quarterly assessment can be paid with the regular quarterly dues – starting July 1 the new total quarterly amount will be $1,600.

Tamarack Meadows Condominium Association FY 2025

Budget Report

Funds available at beginning of financial year (05/01/2025)			**$0.00**
Budget	**Budgeted Income**	**Budgeted Expenses**	**Budget Net**
2024-2025			
2024-2025Totals	-	-	-
Income			
Homeowner Fees @ $1,150 per quarter	$124,200.00	-	$124,200.00
Special Assessment @ $450 per quarter	$48,600.00	-	$48,600.00
Interest	$2,000.00	-	$2,000.00
Prepayment	-	-	-
IncomeTotals	**$174,800.00**	-	**$174,800.00**
Insurance			
Insurance - Master Policy	-	-$24,400.00	-$24,400.00
Worker's Compensation	$612.00	-$900.00	-$288.00
InsuranceTotals	**$612.00**	**-$25,300.00**	**-$24,688.00**
Landscaping			
Base Lawn Care	-	-$29,324.00	-$29,324.00
Miscellaneous Landscape	-	-$500.00	-$500.00
Mulch	-	-$3,550.00	-$3,550.00
Pruning	-	-$500.00	-$500.00
Shrub Care/Replacement	-	-$810.00	-$810.00
Tree and Shrub Spraying	-	-$3,192.00	-$3,192.00
Tree Services (remove/replace/trim)	-	-	-
LandscapingTotals	-	**-$37,876.00**	**-$37,876.00**
Winter Maintenance			
Snow Removal	-	-$15,900.00	-$15,900.00
Winter MaintenanceTotals	-	**-$15,900.00**	**-$15,900.00**
Building Maintenance			
Concrete Work	-	-$5,600.00	-$5,600.00
Driveway Repairs/Sealing	-	-$4,130.00	-$4,130.00
Miscellaneous Repairs	-	-$10,845.00	-$10,845.00
Painting	-	-$1,600.00	-$1,600.00
Shingle/Roof Replacement (from Reserves)	-	-$86,210.00	-$86,210.00
Shingle Roofing Down Payment for 2026 (from Reserves)	-	-$22,000.00	-$22,000.00
Building MaintenanceTotals	-	**-$130,385.00**	**-$130,385.00**
Tax and Office Supplies			
Accounting Software and Internet Domain Registration	-	-$325.00	-$325.00
Bank (ACH) Fees	-	-$60.00	-$60.00
Printing	-	-$200.00	-$200.00
Income Tax	-	-	-
Legal	-	-$100.00	-$100.00
Miscellaneous Office	-	-$200.00	-$200.00
Office Supplies	-	-$150.00	-$150.00
Tax and Office SuppliesTotals	-	**-$1,035.00**	**-$1,035.00**

Budget	Budgeted Income	Budgeted Expenses	Budget Net
Budget Totals	$175,412.00	-$210,496.00	-$35,084.00
Grand Totals			
	$175,412.00	-$210,496.00	-$35,084.00
Projected bank balance if on budget			-$35,084.00

Notes

$20,000 in contingency funds will be transferred from the Operating Fund to the Reserve Fund if not used.

$7,280 will be transferred from the Operating Fund to the Reserve Fund to complete repayment of the edging project.

These two items are included in determining the operating budget, which must be covered by owner dues, but do not show as expenses since these amounts are transferred between accounts.

$8,041.15 is being held on account for one owner, and will be used to pay quarterly dues. This is accounted for in calculating total income from homeowner dues and assessments.

Tamarack Meadows Condominium Association

2024-2025 Financial Summary

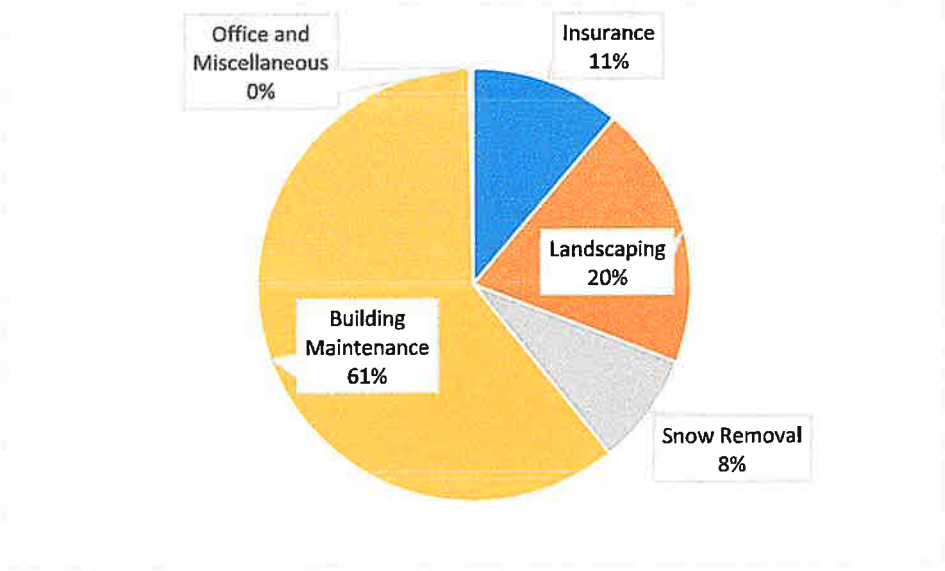
HOA finances exceeded expectations, as expenses were held below budget. The Operating Fund is healthy, in accordance with projections, and while the Reserve Fund is down due to capital projects (roof replacement) the Reserve funds are sufficient and in accordance with projections.

Overall, expenses exceeded income by $46,465, which was expected due to capital projects financed through the Reserve Fund. This pattern will extend through 2025-2026 as roof replacement continues.

Two significant actions were taken during 2024-2025.

- In order to increase interest income, a portion of the Reserve Fund has been kept in a CD, which currently pays 4.5%. As of April1, 2025 $53,307 was in the CD.
- Association expenses were running under budget by about $15,000. These funds were transferred to the Reserve Fund, helping ensure the adequacy of the Reserve Fund to meet Association needs (including the roof replacement project).

Where the Money Went, 2024-2025



Total expenditures were $184,916 as of 4/19/2025. Final end of year figures (4/30/2025) for income and expense are provided in the *Annual Report*, which includes details on income and expenses.

2025-2026 Projection

Due to planned continuation of the roof replacement project, operating expenditures for fiscal year 2025-2026 will continue to exceed income. Income is projected at $175,412 with total expenses of $210,496 (including expenses paid from the Reserve Account). Operating Fund requirements (including $7,280 for repaying the Reserve Fund for the lawn edging project, and a $20,000 contingency) are projected to be $129,566. Additional details on projected income and expense are provided in the *Budget Report*.

Automated Dues and Assessment Payment

Automated payment through ACH has worked well for the owners who signed up. There is no charge to the owner for using this service. To sign up to have quarterly payment automatically transferred from your bank account, complete the form and return it to Chuck Klawans, Treasurer. Owners who do not wish to attach a voided check may ask to make other arrangements to verify account information

Owners who already signed up for automatic payment do not need to take any action.

AUTHORIZATION AGREEMENT FOR DIRECT PAYMENTS

I authorize **Tamarack Meadows Condominium Association**, hereinafter called COMPANY, to initiate debit entries to my account at the Depository Financial Institution named below, hereinafter called DEPOSITORY. I acknowledge that the origination of ACH transactions to my account must comply with the provisions of U.S. law.

Depository (Bank) Name: _____ **Branch:** _____

City: _____ **State:** _____ **Zip:** _____

☐ Checking Account ☐ Savings Account

Routing Number *(9 Digits)*: _____ **Account Number:** _____

Amount: $1,600.00 **Frequency:** Quarterly

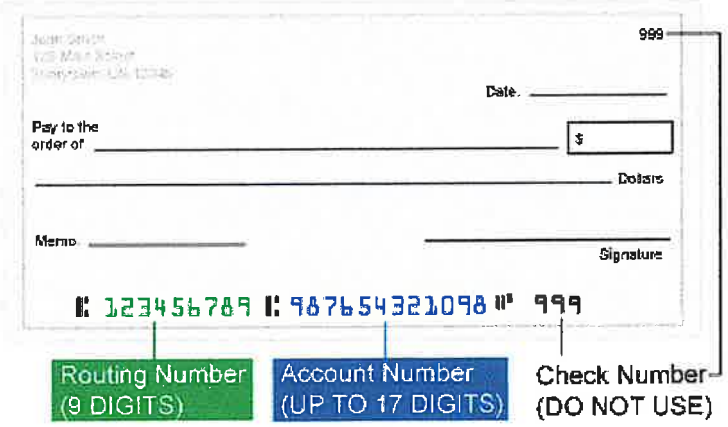
Start date: July 1, 2025

This authorization is to remain in full force and effect until COMPANY has received written notification from me of its termination at least thirty days prior to the next billing date.

Name: _____
(Please Print)

Signature: _____ **Date:** ____/____/____

Please attach a VOIDED CHECK to this authorization if a checking account will be debited.



SAMPLE CHECK ONLY - Your check layout may vary.

Tamarack Meadows Condominium Association FY 2024

Treasurer's Report

05/01/2024 - 04/30/2025

Annual Report for Fiscal Year 2024-2025

Budget	Income	Expenses	Year to Date	Net Budget	More/-Less
2024-2025					
2024-2025 Totals	-	-	-	-	-
Income					
Homeowner Fees @ $1,080 per quarter	$120,560.00	-	$120,560.00	$116,640.00	$3,920.00
Special Assessment @ $390 per quarter	$41,730.00	-	$41,730.00	$43,079.00	-$1,349.00
Interest	$3,973.05	-	$3,973.05	$2,000.00	$1,973.05
Prepayment	$4,000.00	-	$4,000.00	-	$4,000.00
Income Totals	**$170,263.05**	**-**	**$170,263.05**	**$161,719.00**	**$8,544.05**
Insurance					
Insurance - Master Policy	-	$20,146.00	-$20,146.00	-$20,045.00	-$101.00
Worker's Compensation	$612.00	$935.00	-$323.00	-$220.00	-$103.00
Insurance Totals	**$612.00**	**-$21,081.00**	**-$20,469.00**	**-$20,265.00**	**-$204.00**
Landscaping					
Base Lawn Care	-	$24,430.36	-$24,430.36	-$25,000.00	$569.64
Landscape Rock	-	$4,166.28	-$4,166.28	-$4,500.00	$333.72
Miscellaneous Landscape	-	$643.32	-$643.32	-$1,000.00	$356.68
Shrub Care/Replacement	-	$2,707.59	-$2,707.59	-$2,500.00	-$207.59
Tree Services (remove/replace/trim)	-	$2,129.38	-$2,129.38	-$960.00	-$1,169.38
Tree and Shrub Spraying	-	$2,572.50	-$2,572.50	-$3,025.00	$452.50
Landscaping Totals	**-**	**-$36,649.43**	**-$36,649.43**	**-$36,985.00**	**$335.57**
Winter Maintenance					
Snow Removal	-	$15,550.00	-$15,550.00	-$15,550.00	-
Winter Maintenance Totals	**-**	**-$15,550.00**	**-$15,550.00**	**-$15,550.00**	**-**
Building Maintenance					
Concrete Work	-	$2,361.60	-$2,361.60	-$2,500.00	$138.40
Driveway Repairs/Sealing	-	$2,705.00	-$2,705.00	-$1,500.00	-$1,205.00
Miscellaneous Repairs	$84.00	$1,150.15	-$1,066.15	-$11,100.00	$10,033.85
Painting	-	$498.99	-$498.99	-$2,400.00	$1,901.01
Shingle/Roof Replacement (from Reserves)	-	$85,839.00	-$85,839.00	-$85,000.00	-$839.00
Shingle Roofing Down Payment for 2025 (from Reserves)	-	$20,000.00	-$20,000.00	-$22,000.00	$2,000.00
Chimney Cap Evaluation/Repair	-	$1,786.02	-$1,786.02	-$2,100.00	$313.98
Building Maintenance Totals	**$84.00**	**-$114,340.76**	**-$114,256.76**	**-$126,600.00**	**$12,343.24**
Tax and Office Supplies					
Income Tax	-	-	-	-	-
Legal	$100.00	$25.00	$75.00	-$100.00	$175.00
Miscellaneous Office	$5.00	$867.01	-$862.01	-$300.00	-$562.01
Office Supplies	-	$239.99	-$239.99	-$200.00	-$39.99
Tax and Office Supplies Totals	**$105.00**	**-$1,132.00**	**-$1,027.00**	**-$600.00**	**-$427.00**

Budget	Income	Expenses	Year to Date	Net Budget	More/-Less
Contingency					
Contingency Totals	-	-	-	-	-
Budget Totals	**$171,064.05**	**-$188,753.19**	**-$17,689.14**	**-$38,281.00**	**$20,591.86**
Grand Totals					
	$171,064.05	**-$188,753.19**	**-$17,689.14**	**-$38,281.00**	**$20,591.86**

Bank Account Balances	05/01/2024	04/30/2025	Last reconciled
Operating (Checking)	$29,577.34	$27,404.15	04/30/2025
Reserve (Money Market)	$111,461.35	$92,638.37	04/30/2025
Reserve (CD)	$50,000.00	$53,307.03	04/30/2025
Store - Tamarack Meadows Quarterly Fees and Assessment Clearing Account	-	-	Never
Totals	**$191,038.69**	**$173,349.55**	

Summary for the Period		
Starting Total		$191,038.69
Income	$171,064.05	
Expenses	-$188,753.19	-$17,689.14
Ending Total		$173,349.55

Review Reconciled Bank Statement Reports along with this Treasurer's Report to ensure its accuracy.

$7,280 transferred from Operating to Reserve on 12/11/2024 (first repayment for landscape edging)

$20,000 allocated for contingency expenditures - transferred to Reserve Fund on 1/29/2025.

$8,041.15 held on account for 1 owner.

Submitted by:
Name: Charles Klawans Signature: [signature] Date: 5/5/2025

Tamarack Meadows Condominium Association
2025 Committee Reports

- **FY 2024 Building Maintenance Summary** -Committee Members: Paul Van Gemert, Tim Moertl Building Maintenance Operating Budget includes several areas such as: Driveways (Repairs/Resealing), Painting/Caulking, Concrete/Mud jacking, Miscellaneous Building Maintenance Repairs and Special Projects (Roof replacement). As always, emergency issues are handled immediately.
- **Driveways:**
  - Driveway repairs were completed in FY2024
  - Driveway sealing to be completed in summer of FY2025
- **Painting:** misc. painting of garage side entrance and front door trim
- **Concrete:** Concrete and Mud Jacking Repairs 10-1, 11-2, 13-1, Replace caulking front sidewalk/porch stoops and Service Door to Sidewalk on several Units
- **Misc. Building Maintenance:**
  - Misc. Repairs Materials and Labor
  - Completed reconfigure of down spouts and sump pump piping
- **Pest Control** - Took care of several instances of bee/hornet/wasp issues.
- **Ice Dam** – one ice dam cleared with no major damage.
- **Roof Replacements/Repairs**:
  - Roof Replacements: 3 roofs (Units 5, 10, 12) were replaced by Northwest Roofing. Work included complete removal/disposal of existing shingled roof and replacement with a new roof per contract.
  - These costs were covered by monies from the Reserve Fund.
- **Unit evaluations**
  - Unit evaluations were completed at the end of September to check for items needing repair. These repairs are funded from the Operating Budget.
  - The following information was gathered so that future repairs could be prioritized. Some repairs will be completed in FY24 with the remainder scheduled for future budgets. Items checked were: OH Garage Door (side-top–bottom weather strip, rust); Garage Service Door (paint-rot); Concrete to include sidewalks-porch-patio (stoop to concrete missing felt/caulk/both, major cracks/missing concrete); Paint (porch pillars-door-door trim), Patio (Pillars): Building (caulking-furnace pipes-sump pump pipes, brick to siding); mold mitigation.
- **Future Building Maintenance Planning 5 to 10 Year Considerations**
  - A comprehensive list of minor and major items was compiled for this Board and Future Boards to consider and ensure the adequate funding is available. In an attempt to guide where funding should come from three columns were provided to indicate funding. They were: Funded by Operations; Funded by Reserves; and Funded by TBD.
  - The hope is that this and future Boards will recognize that these Condos will require on going maintenance and will require an adequate Operating and Reserve Fund to accomplish this and the Owners can accept that fact.

(Building Maintenance Operating Budget Financial details are found in the following report: Tamarack Meadows Condominium Association FY 2022 Income and Expense Compared to Annual Budget 05/01/2023 - 04/30/2024.)

Landscape Committee for FY2024-2025

Committee Members: Jerry Gervenak, Sue Howard, Chuck Klawans

Accomplishments:

Lawn Care – KEI completed their general lawn care services per our 2024 contract for mowing, trimming, weeding, fertilizing and limited pruning. Our five-year lawn care contract with KEI will expire at the end of this FY2024 season. The committee requested Lawn Care quotes for FY 2025 and beyond from several local

landscapers. Six quotes were received ranging in price from $29,324 to $56,091. Most of the different landscapers toured the grounds with the committee. The work described in each of the quotes were very similar. Of these 6 quotes the committee narrowed it down to 3 different contractors. A list of pros/cons was done on the 3 landscape contractors with the committee accepting a 3-year contract with KEI.
Mulch – No activity
Tree and Bush Spraying – New Leaf Services sprayed all 15 Austrian Pines on the property for Zimmerman pine moth on the tree trunks. They also sprayed the Austrian Pine 3 times for tip blight. Their contract also included three spraying events for the five spruces for rhizosphere needle cast disease. Additionally, New Leaf Tree Service sprayed all 69 Blue Muffin bushes for viburnum beetles.
Bushes – 24 bushes were replaced in 11 different units. Once again, this year the committee was able to save approximately 35% by purchasing the bushes from Minors Garden Center and having them planted by our gardener. Several Lilac bushes from the common areas were cut back to about 12 inches to stimulate new growth. Several Juniper bushes were pruned back to stimulate growth of surrounding bushes.
Trees – Removed and replaced a diseased tree in the back of one unit. Another tree was removed but not replaced in the common area. Removed several diseased branches from another tree in the common area.
Stones – KEI spread 20 to 22 tons of small stones in the stone bed planting areas throughout all 28 units.

Planned projects for FY2025:
Lawn Care – KEI starting first of a three-year contract. Committee planning on insuring better weed control from KEI.
Mulch – KEI to lay mulch around all of the tree rings surrounding our condos.
Tree and Bush Spraying – New Leaf Services will be doing the same spraying program as in FY2024.
Bushes – The Landscape committee did a walk around in late summer of 2024 to evaluate our 1000 plus bushes. We are pleased to announce that only 1 bush was found to be in poor condition. Since creating this bush inventory five years ago this is the best overall condition we have had. We will do another walk around in late spring to determine if any bushes have failed over the winter season. We will be continuing to prune juniper bushes that are expanding out of their planting areas.
Trees – No planned activity.
Stones – No planned activity.

Snow Removal Report-FY 2024-2025
Committee Members: Sue Howard & Chuck Klawans
This last winter season, we concluded the second year of a three-year seasonal contract with JTS. We did not receive much snow, but we did have many ice situations which required the use of salt. We did receive an unusually large amount of salt, but this did prevent owners from facing unsafe situations. This coming snow/ice season will be our last season of our three-year contract. We will be looking at collecting quotes for snow removal in 2026. JTS is a local company, and they often drove through the community to check for black ice without a snow event. JTS has just recently repaired the lawn damage done by their plowing operation and also repaired areas that the Village plows had done! We have been pleased with their service!

TAMARACK MEADOWS CONDOMINIUM ASSOCIATION

Notice of Annual Meeting — May 1, 2024

Greetings Association Unit Owners:

This package is being sent to you in preparation for the Tamarack Meadows Condominium Association's Annual meeting. This meeting is for all Unit Owners. The meeting is being held on Tuesday, May 21, 2024, 1:00 p.m. at:

Gloria Dei Lutheran Church
W180N7863 Town Hall Road
Menomonee Falls, WI 53051

Please find the enclosed items:

1. Meeting Agenda
2. Proxy Statement — (If unable to attend the meeting and wish to have another owner vote for you, please complete the enclosed form and have it given to the Secretary prior to the meeting.)
3. Election Ballot 2024
4. Your Emergency Contact form
5. Minutes of the May 16, 2023 Annual Meeting
6. Financial reports
7. Committee Reports
8. Roster of Unit Owners (This roster is for owners use and not to be shared outside our community-thank you!)
9. Service Request form

Your Board of Directors serves as the governing body of the Association. All elected terms are for two (2) years. The members of the Association do not elect individuals for a specific board position but only as a board director. The Board of Directors meets immediately after the annual meeting to determine the specific board positions of president, vice-president, secretary, treasurer, and member at large. This new board also schedules its next and subsequent board meetings. This year there is a need to elect three (3) board members for the full two-year term.

Please consider serving as a board member. You may offer to serve by contacting the current president, Sue Howard (414) 520-9499 or be willing to accept candidacy if nominated at the meeting.

Tamarack Meadows Condominium Association

2023-2024 Financial Summary

HOA finances exceeded expectations, as net expenses were held below budget. The Operating account is healthy, in accordance with projections, and while the Reserve account is down due to capital projects (such as roof replacement) the Reserve funds are sufficient and in accordance with projections.

Net expenses exceeded income by $46,465, which was expected due to capital projects funded from the Reserve account. This pattern will continue on 2024-2025 as roof replacement continues.

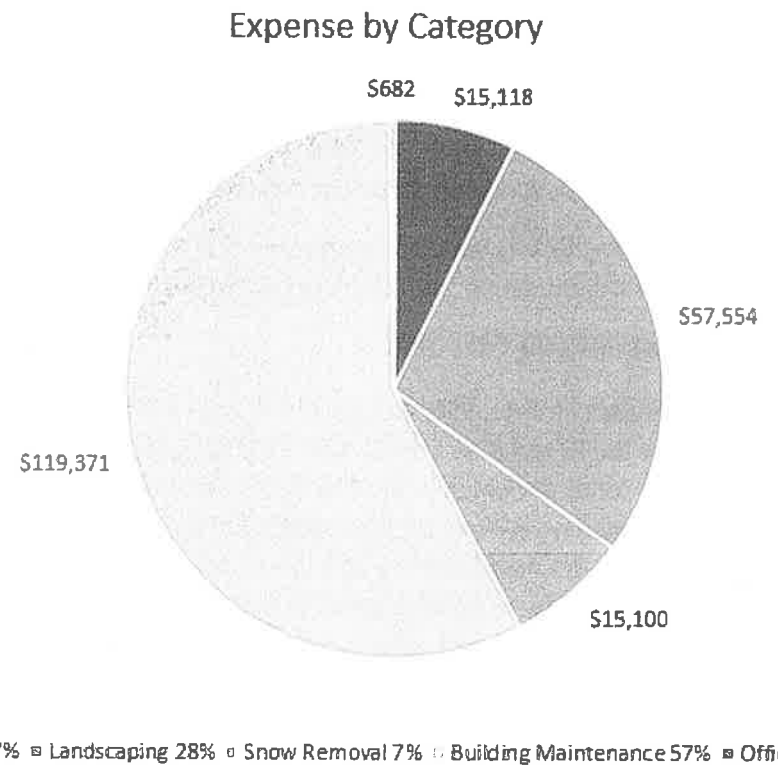
Four significant actions were taken during 2023-2024.

- In order to increase interest income, $50,000 was placed into a 7-month CD earing 5%. When the CD matures in June the Association should have $1,000 more in interest income than it would if all the Reserve funds remained in the Money Market fund.
- An unbudgeted $10,000 down payment for 2024-2025 roof replacement was made from the Reserve fund. This allowed the Association to lock in a discounted rate, thus saving funds.
- Because Association expenses were running under budget, additional funds were transferred to the Reserve account, helping ensure the adequacy of the Reserve account.
- The Association insurance policy was changed to run in concurrence with the Association's fiscal year. This makes budgeting far more straight forward as we know the cost prior to the fiscal year starting.

Projections made at the beginning of the 2023-2024 fiscal year proved to be relatively accurate. The Reserve Fund ended up almost $15,000 higher than anticipated, while the Operating Fund ended up a little over $2,000 below what was projected. Both variances are due to the Association being able to funnel additional funds to the Reserve Fund.

Reserve Fund	Projected	Actual	Variance
Beginning Balance - 5/1/2023	$ 208,899	$ 209,000	$ 101
Ending Balance - 4/30/2024	$ 146,640	$ 161,461	$ 14,821
OperatingChecking Account	Projected	Actual	Variance
Beginning Balance - 5/1/2023	$ 28,504	$ 28,504	$ -
Ending Balance - 4/30/2024	$ 31,964	$ 29,577	$ (2,387)

Where the money went, 2023-2024



Additional details are provided in the *Annual Report*, which includes details on income and expenses.

2024-2025 Projection

Budget and Flow of Funds

Due to planned continuation of the roof replacement project, operating expenditures for fiscal year 2024-2024 will continue to exceed income. Income is projected at $167,320 with expenditures of $227,960 (including a $20,000 contingency which will be transferred into the Reserve account if not used). Additional details on projected income and expense are provided in the *Budget Report*.

Quarterly fees will remain at $1,080. The reserve assessment will increase to a quarterly amount of $390. This increase is needed to ensure that roof replacement can continue, while maintaining the adequacy of the Reserve Fund.

The assessment can be paid with the regular fees – starting July 1 the new total quarterly amount will be $1,470.

Tamarack Meadows Condominium Association FY 2023

Annual Report

05/01/2023 - 04/30/2024

Budget	Income	Expenses	Year to Date	Net Budget	More/-Less
2023-2024					
2023-2024 Totals	-	-	-	-	-
Income					
Homeowner Fees	$122,160.00	-	$122,160.00	$117,079.00	$5,081.00
Special Assessment	$32,400.00	-	$32,400.00	$33,600.00	-$1,200.00
Interest	$1,335.33	-	$1,335.33	$1,000.00	$335.33
Picnic Donations	$15.00	-	$15.00	-	$15.00
Income Totals	**$155,910.33**	-	**$155,910.33**	**$151,679.00**	**$4,231.33**
Insurance					
Insurance - Master Policy	$11.00	$14,286.00	-$14,275.00	-$16,917.00	$2,642.00
Worker's Compensation	$671.00	$832.00	-$161.00	-$245.00	$84.00
Insurance Totals	**$682.00**	**-$15,118.00**	**-$14,436.00**	**-$17,162.00**	**$2,726.00**
Landscaping					
Base Lawn Care	-	$24,430.36	-$24,430.36	-$25,000.00	$569.64
Landscape Edging - Complete Installation (from Reserves)	-	$14,560.00	-$14,560.00	-$14,560.00	-
Landscape Edging - Repayment for 2022-2023 installations	$1,040.00	$8,320.00	-$7,280.00	-$8,320.00	$1,040.00
Shrub Care/Replacement	-	$3,780.98	-$3,780.98	-$2,500.00	-$1,280.98
Miscellaneous Landscape	-	$350.75	-$350.75	-$1,000.00	$649.25
Tree Services (remove/replace/trim)	$1,000.00	$3,644.25	-$2,644.25	-$2,000.00	-$644.25
Tree Spraying	-	$2,467.50	-$2,467.50	-$2,500.00	$32.50
Landscaping Totals	**$2,040.00**	**-$57,553.84**	**-$55,513.84**	**-$55,880.00**	**$366.16**
Winter Maintenance					
Snow Removal	-	$15,100.00	-$15,100.00	-$17,325.00	$2,225.00
Winter Maintenance Totals	-	**-$15,100.00**	**-$15,100.00**	**-$17,325.00**	**$2,225.00**
Building Maintenance					
Concrete Work	-	$1,245.00	-$1,245.00	-$2,000.00	$755.00
Driveway Repairs/Sealing	$125.00	$2,960.00	-$2,835.00	-$2,850.00	$15.00
Miscellaneous Repairs	-	$897.33	-$897.33	-$9,112.00	$8,214.67
Painting	-	$201.09	-$201.09	-$2,000.00	$1,798.91
Replace Pillar Shoes (from Reserves)	-	$14,380.15	-$14,380.15	-$14,194.00	-$186.15
Shingle/Roof Replacement (from Reserves)	$2,457.92	$89,687.92	-$87,230.00	-$88,105.00	$875.00
Roofing Down Payment for 2024-2025 (from Reserves)	-	$10,000.00	-$10,000.00	-	-$10,000.00
Building Maintenance Totals	**$2,582.92**	**-$119,371.49**	**-$116,788.57**	**-$118,261.00**	**$1,472.43**

Budget	Income	Expenses	Year to Date	Net Budget	More/-Less
Tax and Office Supplies					
Income Tax	-	-	-	-$150.00	$150.00
Legal	$100.00	$25.00	$75.00	-$100.00	$175.00
Mailings	-	$50.40	-$50.40	-$195.00	$144.60
Miscellaneous Office	$45.00	$458.30	-$413.30	-$500.00	$86.70
Office Supplies	-	$148.24	-$148.24	-$225.00	$76.76
Tax and Office Supplies Totals	**$145.00**	**-$681.94**	**-$536.94**	**-$1,170.00**	**$633.06**
Contingency					
Reserve Allocation (if not needed for contingency)	-	-	-	-$20,000.00	$20,000.00
Contingency Totals	-	-	-	-$20,000.00	$20,000.00
Budget Totals	$161,360.25	-$207,825.27	-$46,465.02	-$78,119.00	$31,653.98
Grand Totals					
	$161,360.25	-$207,825.27	-$46,465.02	-$78,119.00	$31,653.98

Bank Account Balances	05/01/2023	04/30/2024	Last reconciled	Summary for the Period		
Operating (Checking)	$28,503.69	$29,577.34	04/30/2024	Starting Total		$237,503.71
Reserve (Money Market)	$209,000.02	$111,461.35	04/30/2024	Income	$161,360.25	
Reserve (7 Month CD)	-	$50,000.00	04/30/2024	Expenses	-$207,825.27	-$46,465.02
Totals	$237,503.71	$191,038.69		Ending Total		$191,038.69

Submitted by:

Name: Charles Klawans Signature: Date: 5/1/2024

Notes

Homeowner fees budget took into account fees prepaid in previous years.

Income from the special assessment does not take into account prepaid amounts already in the Reserve account.

The roofing down payment for 2024-2025 (paid from the Reserve account) was not budgeted. This payment allowed the Association to lock in discounted pricing for roofs replaced in 2024.

The $20,000 held for contingencies is not an expenditure. It was transferred to the Reserve account.

Tamarack Meadows Condominium Association FY 2024

Budget Report

Funds available at beginning of financial year (05/01/2024) **$0.00**

Budget	Budgeted Income	Budgeted Expenses	Budget Net
2024-2025			
2024-2025 Totals	-	-	-
Income			
Homeowner Fees @ $1,080 per quarter	$116,640.00	-	$116,640.00
Special Assessment @ $390 per quarter	$43,079.00	-	$43,079.00
Interest	$2,000.00	-	$2,000.00
Income Totals	**$161,719.00**	-	**$161,719.00**
Insurance			
Insurance - Master Policy	-	-$20,045.00	-$20,045.00
Worker's Compensation	$680.00	-$900.00	-$220.00
Insurance Totals	**$680.00**	**-$20,945.00**	**-$20,265.00**
Landscaping			
Base Lawn Care	-	-$25,000.00	-$25,000.00
Landscape Rock	-	-$4,500.00	-$4,500.00
Miscellaneous Landscape	-	-$1,000.00	-$1,000.00
Shrub Care/Replacement	-	-$2,500.00	-$2,500.00
Tree Services (remove/replace/trim)	-	-$960.00	-$960.00
Tree and Shrub Spraying	-	-$3,025.00	-$3,025.00
Repay Reserve Fund for Landscape Edging	-	-$7,280.00	-$7,280.00
Landscaping Totals	-	**-$44,265.00**	**-$44,265.00**
Winter Maintenance			
Snow Removal	-	-$15,550.00	-$15,550.00
Winter Maintenance Totals	-	**-$15,550.00**	**-$15,550.00**
Building Maintenance			
Concrete Work	-	-$2,500.00	-$2,500.00
Driveway Repairs/Sealing	-	-$1,500.00	-$1,500.00
Miscellaneous Repairs	-	-$11,100.00	-$11,100.00
Painting	-	-$2,400.00	-$2,400.00
Shingle/Roof Replacement (from Reserves)	-	-$85,000.00	-$85,000.00
Shingle Roofing Down Payment for 2025 (from Reserves)	-	-$22,000.00	-$22,000.00
Chimney Cap Evaluation/Repair	-	-$2,100.00	-$2,100.00
Building Maintenance Totals	-	**-$126,600.00**	**-$126,600.00**

Budget	Budgeted Income	Budgeted Expenses	Budget Net
Tax and Office Supplies			
Income Tax	-	-	-
Legal	-	-$100.00	-$100.00
Miscellaneous Office	-	-$300.00	-$300.00
Office Supplies	-	-$200.00	-$200.00
Tax and Office Supplies Totals	-	-$600.00	-$600.00
Contingency			
Reserve Allocation (if not needed for contingency)	-	-$20,000.00	-$20,000.00
Contingency Totals	-	-$20,000.00	-$20,000.00
Budget Totals	$162,399.00	-$227,960.00	-$65,561.00
Grand Totals			
	$162,399.00	-$227,960.00	-$65,561.00
Projected bank balance if on budget			-$65,561.00

Notes

Homeowner Fees reflect $4,320 prepaid in prior years

Special Assessment reflects $601 prepaid in prior years

Reserve allocation should be subtracted from expenses - it is planned to be transferred to the Reserve Fund

Projected flow of funds for fiscal year 2024-2025

Reserve Fund	Projected
Beginning Balance - 5/1/2024	$ 161,461
Budget Allocation	$ 20,000
Special Assessments	$ 43,079
Earnings	$ 2,000
Repay Edging from Operations	$ 7,280
Withdrawals (Roofs)	$ (107,000)
Withdrawals (Prepaid Dues)	$ (4,320)
Ending Balance - 4/30/2025	**$ 122,500**
Operating Fund	
Beginning Balance - 5/1/2024	$ 29,577
Quarterly Fees	$ 116,640
Transfer from Reserves (Roofs)	$ 107,000
Transfer from Reserves (Dues)	$ 4,320
Operational Expenses	$ (207,960)
Allocation to Reserves	$ (20,000)
Repay Edging	$ (7,280)
Ending Balance - 4/30/2025	**$ 22,297**

Automated Dues and Assessment Payment

The HOA Board has reviewed options for allowing owners to pay fees and assessments automatically, and has opted to adopt automated payments through ACH. Another handout explains this process and the requirements.

FY 2023-2024 Building Maintenance Summary

Committee Members: Paul Van Gemert, Tim Moertl

Building Maintenance Operating Budget includes several areas such as: Driveways (Repairs/Resealing), Painting, Concrete, Miscellaneous Building Maintenance Repairs and Special Projects (Roofs/Pillar Shoes).

- **Driveways:**
  - Driveway repairs completed in Spring 2023
  - Driveway sealing completed summer of 2023
- **Painting:** misc. painting of garage side entrance and front door trim
- **Concrete:** Concrete and Masonry Repairs 5-2 ,6-1, 13-2, Replace caulking front sidewalk/porch stoops on several Units
- **Misc. Building Maintenance:**
  - Misc. Repairs Materials and Labor
  - Assisted Landscaping with materials/labor to reconfigure down spouts and sump pump piping
- **Pest Control** – Took care of several instances of bee/hornet/wasp issues.
- **Roof Replacements/Repairs**:
  - Roof Replacements: 3 roofs (Units 1,2 and 6) were replaced by Northwest Roofing. Work included complete removal/disposal of existing shingled roof and replacement with a new roof per contract.
  - These costs were covered by monies from the Reserve Fund.
- **Pillar Shoe Replacements/Repairs**:
  - 196 pillar shoes were replaced
  - 37 new cedar boards were for primed and painted to replace existing rotted cedar boards
  - These costs were covered by monies from the Reserve Fund.

Building Maintenance Operating Budget details are found in the following report.
Tamarack Meadows Condominium Association FY 2023 Income and Expense Compared to Annual Budget
5/01/2023 - 04/30/2024

Landscape Committee

Committee Members: Jerry Gervenak, Sue Howard, Chuck Klawans
Statements highlighted indicate where the Association saved money!

2023-2024

- KEI: General lawn care (mowing, trimming, weeding, weed and feed application and limited pruning-as part of the lawn contract-hedge/shape bushes twice yearly, once in late Spring/early Summer and then again in late Summer/early Fall
- A New Leaf Tree Service sprayed all 15 Austrian Pines on the property for Zimmerman pine moth on the tree trunks. They also sprayed the Austrian Pine 3 times for tip blight. Their contract also included three spraying events for the five spruces for rhizospheara needlecast disease. We did call A New Leaf Tree Service to come out in an emergency when we found that all 8 Blue Muffin bushes were dead from viburnum beetles. On examining the rest of the Blue Muffin bushes throughout the property, we found viburnum beetles on many more bushes. To prevent further loss, A New Leaf Tree Service sprayed the other 71 Blue Muffin bushes on the property. The diseased bushes were not discovered until early June. **Unexpected and added expense!**
- Eight replacement bushes were planted at four different Units. ***To save money, the bushes were purchased from Minor's Garden Center. We saved approximately 35% over the cost of us using KEI.***
- Renewal pruning was done to almost all bushes around buildings in the Fall. This **HUGE** task was undertaken by a group of owners to save money for our association. ***This was a one-time effort to save approximately $3,000.00! Thank you to all those diligent owners who helped!***
- A New Leaf Tree Service removed a large broken off branch on an Austrian pine in the berm on Custer Lane. Cement landscape edging was completed around buildings early due to the contractor, Curb Artisans, offering to keep the price the same if we finished in one year. ***The new price was $3.00 a linear foot more if we waited until 2024-2025***. The understanding was to fill in with additional stones in summer 2024 to complete the entire project.

- Downspouts and sump pump pipes were reconfigured to drain out over the cement edging to keep run-off water away from the building foundations. ***The work was done by several Board members.***
- Bees were not only found in the arborvitaes but were located in several areas where pillar work was being done and several other locations that owners noticed. ***Taken care of by Maintenance Committee.***
- ***Donated Daffodils were planted by the two Welcome Signs.***
- ***One owner paid for the bushes and labor in replacing bushes around their patio and front door.***
- Two Crimson King Maple trees were installed in late April where two trees were previously removed.
- Netting was placed on arborvitaes in the common areas along with white tree collars to prevent deer damage during the winter. ***Jerry Gervenak, Bev Fochs and Sally Boyle assisted with the install and take down of the netting and also the white tree collars.***
- Arborvitaes were drastically pruned and the fallen debris underneath them was cleaned out by KEI. They were pruned to prevent animals from returning to any roofs to potentially nest either on roofs or below in the debris.
- The maple tree behind Unit 5-2 was blown over in a storm. ***Insurance covered the removal and replacement after we paid the deductible.*** A larger Autumn Blaze Maple tree was planted in the fallen tree's place because of insurance coverage.

2024-2025 Landscape Plan

- KEI: This is the last year of General Lawn Care with KEI. We will be soliciting bids from 7 lawn care companies- for quotes. We are looking to secure a possible 3-year contract with a vendor.
- We will be having A New Leaf Tree Service spray Austrian Pines and Spruces along with all of the Blue Muffins on our campus to prevent any infestations or disease. Less costly to spray than to replace bushes/trees!
- KEI will be filling stones inside cement edging areas where needed. The Village has been contacted for permission to drop stones in two places for this short duration. ***The stones will be purchased through Dennis Dahlke. He has given us a substantial discount! Thank you to Fred Dahlke and his son, Dennis!***
- ***Ornamental grasses will be planted at Building 1 around both patios to replace the 8 Blue Muffin bushes that died. They will be purchased at Minor's saving us the cost with KEI.***
- Periodically, walk arounds will be done by the landscape committee to keep abreast of the health of all trees and bushes. Bushes or trees will be removed if deemed dead. They will not be replaced until 2025-2026.
- One owner has a service request to remove bushes in the front of the building. ***The Landscape Committee will work with the owner about replacement bushes and the cost to the owner.***
- Any pruning done this year will be a light pruning several times by KEI as per the contract. Renewal pruning will not be done unless owners choose to do it themselves.
- Watering bushes and trees by the buildings is the responsibility of the owner. Last summer was unusually hot and dry. Owners will need to keep watering to preserve the bushes by their unit! We truly appreciate the owners' help with this. It saves us from having to pay for removal of the dead bushes and then pay to replace the bushes!

Snow Removal Report 5-1-2024

Committee: Sue Howard & Chuck Klawans

This winter we contacted JTS, our current snow removal service, and two other vendors for quotes for snow removal. We asked the vendors to give either a per event cost or a seasonal cost. We accepted JTS who offered the lowest contract. JTS offered a three-year contract with a small increase for the next two years. They were our snow removers for last year and then again, this year. They are local and easy to contact in case of any issues. They have been very responsive to all call backs and do drive through the community to check for black ice without a snow event. At the end of this season, they repaired the lawn damage done by their plowing operation and also repaired damage done by the Village plows. We have been pleased with their service and are looking forward to the next two years with JTS.