

Cherokee Garden Condominium Association Board Minutes

Monday, August 21, 2023 – 6:30 Regular Session

Present: Goodnow, Freitag, McKinley, Levy, Ayers, Griggs, Bowes, Hartwig

Guests: Tom Martin

Absent: Chris Hoffman

Minutes: Motion made, seconded and passed to approve the minutes of the July 17, 2023 meeting with the following correction, the next meeting date should have read August 21, 2023.

Treasurer's Report: Paul Hartwig reported the Association has a net operating income variance of -\$1,019.11 through July 31, 2023. Our utility budget however had a positive variance of 1,019.62. The budget is on track through July. Motion was made, seconded, and passed to accept the Treasurer's report.

Building and Grounds: Jannis reported Building and Grounds met in August and discussed the status of the beam replacement at 1434. This will be done after the engineering analysis report is completed. The siding project on bldgs.5-10 will begin next year. Based on the review of the plans with Thebco Inc. they felt the replacement Thebco windows will be able to remain when the siding is replaced. Jannis reported a new railing is being fabricated for the outside sidewalk at 25 GCR. Jannis also reported the Association is using three contractors for the roof replacement this summer/fall. Jannis reported the heating contractor is still waiting for an engineering report on the 1625 entire building heating system. We will let owners know the status as soon as we get the report from Hillestad Heating.

Manager's Report: Tom Martin reported the City of Madison requires clear plastic bags for recycling. A vast majority of the recycling material coming out of the development is not packaged correctly and is being thrown in the landfill. Amy suggested finding a local source of clear bags, many people use Amazon, but we will try to get the neighborhood ACE Hardware to stock them. Tom reported the near completion of the retaining wall at building 30-35. Mark Henkel on our staff helped save cost by resetting the landscape lighting above the new wall and he had the wiring upgraded in the wall structure. Staff also will do some replacement plantings on the wall system this fall and will mulch this area. Tom reported our tractor accidentally hit the main phone line feeding building 9, 1406 Wheeler Road in the process of removing the old concrete pier. This would be an insurance claim but it is below our deductible. Tree removals are underway throughout the development. Many spruce trees are suffering from fungus issues. A few storm damaged trees also had to be taken down with a few more scheduled. Our Worker's Compensation insurance policy audit was completed without any issues. Tom reported the building 35 air conditioner issue was improved to an acceptable level when the contractor installed a vibration isolator. Tom met with our awning company and they said they can install numerals on the side support covers to help identify the building number. The Board said this looked like an acceptable solution.

New Business: Amy Freitag suggested we begin planning on how we should prepare for the 2025 Golf Tournament at TPC regarding traffic control and to remind owners of our ban on short term rentals and fines. Doug Ayres suggested we review our succession plan as it relates to our bookkeeping and accounting practices. Doug also asked if there are plans to move the yard waste area. Tom indicated CPI needs this for their 4 unit as well, so as far as he knows it will remain. There was a possible solution to move it to the far north side of the Golf Course but this is still undetermined.

Old Business: A suggestion was made to bring up the deplorable condition of North Sherman Avenue with the City again to keep the ball rolling on making a possible walk path along Sherman Ave. and or at a minimum, leveling out the roadway.

Adjournment: Motion made, seconded, and passed to adjourn meeting at 7:27 p.m.

Next Cherokee Garden Regular Board Meeting to be held on Monday, September 18, 2023 –6:30 p.m. at the Clubhouse.