

## **Cherokee Garden Condominium Association Board Minutes–Monday, November 21, 2022 – 6:30 Regular Session**

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

**Absent:** None.

**Visitors Comments:** Pat Gehler, 9 Golf Course Rd., asked who marked the sidewalks and who pays for the repairs? Tom replied that the city marked some and Cherokee marked some. The city does not charge for grinding and if sidewalk needs replacement, it's a 50/50 split between the city and the condo association. Pat also asked about trees being removed and why new ones were not planted. Tom commented that the area in question had McKay Nursery designed plan for this area and the staff will plant in the plants in the spring. Pat also requested less salt can be used on the front steps and sidewalks, so as not to be covered with salt. Tom will make a note for the maintenance team to try to not leave excess salt on sidewalks.

President Goodnow called the meeting to order at 6:38 p.m.

**Minutes:** Motion made, seconded and passed to approve the minutes of the October 17, 2022, meeting.

**Treasurer's Report:** Paul Hartwig, chair. Motion made, seconded, and passed to accept report.

**Building Resources:** Rick Griggs, chair. Inspection of all buildings has been completed and a report is available. The committee will meet with Tom and decide what in the report the board needs to approve (items that are not budgeted for or that are the owner's responsibility) and bring those items to the next board meeting. The other items will be done by the maintenance team as time and resources permit.

**Manager's Report:** In building 32, 1622 side, the contractor has us on his list to replace the floor tile by the elevator on the garage level. If we don't hear from him soon, we will use another contractor. Would like to resume the staff holiday party this year. The Board authorized Tom to get gift cards and arrange for a staff party to which all board members are invited to the party. Motion made, seconded, and approved.

**President's Report:** The Association does not have any CDs at present due to the cash-flow needs presented by the new insurance policy and ten roof replacements last Spring and Summer. Rates are up now, and we will not have to cover the 2023 insurance and roof repair costs until next Spring and Summer. Accordingly, we can afford to purchase a short-term CD now. The Board authorized the purchase of a 6- or 7-month CD at the Bank of Sun Prairie, using funds from the Association's money market account there.

We have raised the Association's insurance deductible from \$5,000 to \$25,000. This will result in a premium rebate of about \$42,000, which will bring us closer to the amount we had budgeted. This will also allow the Association to control any claims that fall within that amount and keep them off our annual loss run, which should have a positive impact on future premiums.

**New Business:** Condo rules on the bulletin boards in the garages are outdated and will be removed. All current rules and regulations are on our website @ [cherokeegardencondos.com](http://cherokeegardencondos.com).

The Board voted to nominate Chris Hoffman, 1422-F to the Board of Directors to fill the unexpired term for Gretchen Wahl. Motion made, seconded and passed to unanimously accept his nomination.

Ron McKinley accepted the position of Secretary for the Association; a Motion was made, seconded and passed to approve Ron's nomination as Secretary.

**Old Business:** None.

The Board adjourned to Executive Session at 7:27 p.m. and reconvened to Regular Session at 7:45 p.m.

Motion made, seconded, and passed to adjourn meeting at 7:50 p.m.

**Next Cherokee Garden Regular Board Meeting to be held on Monday, December 12–6:30 p.m. at the Clubhouse. NOTE: This is one week earlier than usual.**