

## **Cherokee Garden Condominium Association Board Minutes –Monday, July 18, 2022– 6:30 Regular Board Meeting**

**Present:** Goodnow, Levy, Hartwig, Ayers, Freitag, McKinley, Martin.

**Absent:** Griggs and Wahl

President Goodnow called the meeting to order at 6:30 p.m.

**Vacancy:** The Board has accepted Mike LaForest's resignation from the Board and thanks him for his years of service to the Association. The Board anticipates being able to fill the vacancy by the next meeting.

**Minutes:** Motion made, seconded and passed to approve the minutes of the May 16, 2022 and June 12, 2022 Board meetings.

**Treasurer's Report:** Paul Hartwig, chair. Motion made, seconded and passed to accept report with no changes.

**Building and Grounds:** Jannis Goodnow, chair. Ten roofs will be done this year and 8 next year, so that almost half of the building will have the Grade 4 shingles by then. Hopefully this will have a positive impact on insurance costs going forward.

Materials for railing replacements have been loaded into several buildings and installation will commence soon. The Association saved about \$200,000 because Tom was able to purchase materials in advance of aluminum price increases.

The Committee examined sample products for replacing the trim on the Tudor buildings. Tom will get sample materials for the replacement panels next, then will solicit bids.

Work on replacement stairway and retaining wall at 1602 is underway.

Regarding electric cars, Tom will get info from MG&E regarding options and will ask an MG&E rep to attend a Committee meeting to discuss.

**Manager's Report:** Building 11 railings will go in this week and Building 16 next week.

Several evergreens have had to be removed due to fungus from wet weather. We will be switching to more fungus-resistant hemlock and northern pine where appropriate.

Tom has researched various charger options for electric cars and how other condo associations are handling the issue. For example, one new association has installed an electric panel with a meter at each parking space. MG&E

would charge about \$20 per month for each charging station plus the cost of the electricity used.

It has become more difficult post-covid to order name tags for mail rooms and door bells. In the last two years, seven vendors have closed down. It now takes 3 to 4 months from time of ordering to get the tags.

Staff is extremely busy with projects that had to be put off earlier but they are working their way through.

The insurance was very hard to place, but we were able to place all coverages with Auto Owners, an A.M. Best-rated company, for less than \$400,000. The placement was difficult in part due to Cherokee's Size, age, and amenities.

Tom is continuing to look into the possibility of installing a U.S. Cellular wifi point that would send alarms for boiler failures, water leaks, heat failure, etc. Another use would be to require snowbirds to have wifi heat sensors that would send an alarm in case of failure, which may have prevented the large property loss that was so problematic in this year's insurance placement.

**Presidents Report:** Rick Griggs has suggested that the Board send a letter out to unit owners regarding the Association's new insurance and, in particular, the stellar job Tom did in placing the insurance at a much lower premium than anticipated. Goodnow has asked Griggs to provide a draft for review by the other Board members.

All committees have been staffed with the exception of Pool and Building Resource. Freitag is working on staffing the Pool Committee. Staffing of Building Resource must wait for a new chair, given Mike LaForest's resignation from the Board.

Goodnow and Levy have finished obtaining new signature cards at the Association's banks. Some are offering better rates on CDs and money markets. Due to large ongoing projects, the Association will need liquidity for the next few months. Accordingly, we will not be purchasing any new CDs this month. Motion made, seconded, and passed to transfer \$90,000 from the Association's Summit money market, at 0.1%, to the Dupaco money market at 0.6%.

**Old Business:** None.

**New Business:** Ayers reported that residents have asked him about increasing native plants, reducing spraying, and reducing pond expenses.

These matters will be referred to Building & Grounds. A resident also asked him about Board members' job descriptions. The duties and responsibilities of Board members are set out in the Declarations and By-Laws.

Ayers also inquired as to succession plans for Tom Martin and Rick Lenart. While neither of them plan to leave any time soon, plans are being developed.

The Board adjourned to Executive Session at 8:20 p.m. and reconvened to Regular Session at 8:30 p.m.

Motion made, seconded and passed to adjourn at 8:30 p.m.

**Next Regular Cherokee Board Meeting will be held on Monday, August 15, 2022 – 6:30 p.m. at the Clubhouse.**