

**Cherokee Garden Condominium Association Board Minutes Monday,
November 20, 2023– 6:30 Regular Session**

Present: Goodnow, Levy, Ayers, Griggs, Bowes, Hoffman, McKinley

Guests: Tom Martin, Mike Finnegan

Absent: Freitag, Hartwig

Visitors Comments: none

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

Minutes: Motion made, seconded, and passed to approve the minutes of the October 23, 2023, meeting.

Treasurer's Report: Utilities bills look good so far. Repairs and maintenance are under budget, payroll is also under budget but over budget on lawn and grounds resulting in the budget roughly equally out. In general, the Association is in good shape budget-wise. Motion made, seconded, and passed to approve the report.

Manager's Report: Due to wind-shear concerns in the building code, Buildings 1 through 15 will not be able to add new glassed-in porches without an engineered solution. Existing glassed-in porches are "grandfathered" in. We are replacing two utility vehicles. The heat is on, and the roofing work is coming to an end. We are continuing to replace trees as needed.

President's Report: Goodnow has signed the annual auditor's engagement letter. We transferred operations funds to pay roofing bills, and those funds will be replaced as assessments are paid. Our last CD matures in late March. Once the roof assessments are paid, we will consider laddering CDs again.

Adjourned to Executive Session from 6:48 to 7:31.

Motion made, seconded, and passed to adjourn meeting at 7:31 p.m.

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