

**Cherokee Garden Condominium Association Board Minutes
Monday, September 18, 2023– 6:30 Regular Session**

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

Guests: Tom Martin

Absent: Hartwig

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

Minutes: Motion made, seconded, and passed to approve the minutes of the August 21, 2023, meeting.

Treasurer's Report: Tree care has put the grounds maintenance slightly over budget but this should subside. Water, sewer, and utilities are on track with some watering. Utilities on track. Overall, we are over budget by \$2900 for operations. Report accepted.

Building & Grounds Committee: Regarding last winter's heating issue in 1625, the engineer has reported that the boiler is fine now. He will be checking to make sure that the pump size is sufficient. Regarding the rusting lintel in Building 10, the engineer has inspected it and we are awaiting his plan. The new phone service is up and running. The retaining wall between Buildings 30 and 35 has been completed. Our staff will take care of the landscaping. The driveway will be worked on this Fall. It was going to be in next year's budget, but the work must be done this year. There are sufficient funds in this year's capital budget. Roofing underway for Building 39 and Tudors to follow. The staff has been working on trimming trees before winter.

Orientation Committee: The office is doing a good job of providing information to incoming residents. We may plan a new meeting so new members can meet the Board, staff, and each other.

Manager's Report: Heat has been turned on. The roofing shingles we are using are in high demand, causing some delays for the contractors. We are continuing to explore options regarding an AC issue in building 35. Drought conditions have slowed down planting. We had budgeted to replace utility vehicles replacement last year and did not do so; Tom is looking into replacements now. Replacing roof dryer vents on second floors as roofs are replaced. Address numbers on awnings forthcoming. Replacing some light posts as needed.

Motion made, seconded, and passed to adjourn meeting at 7:11 p.m.

Next Cherokee Garden Regular Board Meeting to be held on Monday, October 16, 2023 –6:30 p.m. at the Clubhouse.