

Cherokee Garden Condominium Association Board Minutes–Monday, January 16, 2023 – 6:30 Regular Session

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

Guests: Tom Martin, Sally Spaeni, Nina Buske, Tess Moyer, Carol Holt, Mary Breunig, Joey Kolden, Chris Luther and Harold Kunz

Absent: Hoffman

Visitors Comments:

A number of owners from 1625 discussed concerns about a boiler malfunction in their building which occurred during the extreme cold weather. This issue has reoccurred several times over the past 4 years. It only happens during extreme cold weather events. Maintenance staff and Tom Martin have been working with the heating contractor to determine what the best solution is to correct the problem. Tom said the contractor is going to change some piping to improve water flow to prevent the boiler from shutting down. They will also investigate adding additional convection in the units. Building and Grounds Committee will discuss this and make a recommendation to the Board. The contractor will need to make some physical measurements in units to get an accurate estimate. The Association will reach out to the owners in 1625 to keep them informed.

Harold Kunz asked the Board to consider some different formats for the treasurer's report to provide more detail. He also made suggestions about the minutes for the Board to consider. Harold asked about some damage that occurred to the carpet in 75. Tom said the carpet contractor was looking for a match and will replace the lower level carpet; this will be a small claim for a homeowner. He also thanked maintenance for Eric's response to a heating system problem he had during the extreme cold weather in late December.

Vice President Levy called the meeting to order at 7:26 p.m.

Minutes: Motion made, seconded and passed to approve the minutes of the December 12, 2022 meeting.

Treasurer's Report: Paul Hartwig. Paul reported the Association is over budget through December in the amount of \$31,675. There are several factors for the overage. Higher building repair costs and high natural gas cost. Natural gas accounted for \$25,236 of the overage. Paul pointed out the mild January weather and falling natural gas rates should help offset the high December heating bill. Discussion ensued on CD rates and a need for liquidity in the short term as the association will be doing more roof replacements this summer. When the roofing is completed this year we will ladder CD's later this summer. A motion was made, seconded, and passed to accept the Treasurer's report.

Manager's Report: Tom Martin reported that during the extreme cold weather, a pipe on second floor in 1610 froze and broke causing minor damage to second floor and more damage to the first floor unit. Repairs are underway. Tom indicated the flooring issues on the garage walk off mats identified by the Building Resource Committee have been repaired. Staff cleaned the garages and will continue to work on the many follow up notes from the committee. The rubber floor was also replaced with carpet by the contractor at #1622. Carpet cleaning is underway.

New Business: Rick Griggs discussed an article he read in a City of Madison Publication concerning City storm water runoff fees. He suggested we look into the feasibility of finding a way to reduce the City storm water runoff fees and suggested Tom reach out to Jim Wolfe, City Engineer to discuss options for our development.

Old Business: None.

The Board adjourned to Executive Session at 7:51 p.m. and reconvened to Regular Session at 7:59 p.m.

Motion made, seconded, and passed to adjourn meeting at 8:00 p.m.

Next Cherokee Garden Regular Board Meeting to be held on Monday, March 20, 2023 –6:30 p.m. at the Clubhouse.