

Cherokee Garden Condominium Association Annual Meeting

Sunday, June 11, 2023 – 7:00 p.m.

Certification of Voters: 300 units were present in person or by proxy; quorum established.

Proof of Notice was presented.

Introduction of Current Board of Directors: All members were present.

Call Meeting to Order: President Goodnow called meeting to order at 7:00 p.m.

Voting for Directors: On the ballot were five candidates, Harold Kunz, Pat Gehler and three incumbents: Connie Bowes, Ron McKinley, Lynn Levy. All were introduced and asked to stand.

Approval of minutes of the 2022 meeting: Motion was made, seconded and passed to accept the minutes of the 2022 annual meeting.

President's report: President Goodnow introduced Board members and staff, with thanks to the staff. Board members then described the work of their committees.

General Manager's report: Tom Martin detailed current staff responsibilities around the association.

TDS is cancelling the landline service for the office and elevators. Tom is looking into cellular service for these 26 lines.

The pools have been opened and there have been no concerns so far. Pool costs are increasing particularly due to chemical costs. A new heater was installed at the Wheeler pool, and Tom is looking into the possibility of adding an outside shower there.

Tom is meeting with an elevator expert to consider a modernization plan. While our contractor and inspector have said all the elevators are in good shape, certain parts may no longer be available for upkeep and repairs.

Financial Report and Presentation of the 2023-2024 report:

Tom Martin explained the high points of the budget, including last year's shortfalls due to unanticipated costs. For example, the City added a new fee to the water bill last year, and the association's insurance premium was higher than expected due to having to find a new insurer shortly before the end of the fiscal year. Personnel costs have remained stable because of an unfilled position. Fees will be raised by \$22 per month per unit this year to cover inflation, increased costs of materials and supplies, and last year's shortfall. The \$22 consists of \$12 for operations and \$10 for capital improvements. There is no additional increase at this time for units in elevator buildings or units with fireplaces.

Question and Answer Period:

1. Elevators fees assessed to all units? Tom said only for buildings with elevators. Association can decide fees on patterns of usage since elevators were new.
2. Elevator Reserves? Tom explained the separate fund for elevator capital improvements, which was started just a few years ago.

Old Business: None.

New Business: None.

Election Results: Connie Bowes, Lynn Levy, and Ron McKinley were elected to serve the next 3-year term.

Adjournment: 7:45 p.m.

The 2024 Annual Meeting of the Association will be held on Sunday, June 9, 2024 –7:00 p.m. at St Peter’s Catholic Church.