

**Cherokee Garden Condominium Association Board Minutes**  
**Monday, May 15, 2023 – 6:30 Regular Session**

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

**Guests:** Mike Finnegan, Tom Martin

**Absent:** Hartwig

**Visitors Comments:** Donna Wilfong, 1629 N Golf Glen: Two ponds near their building seem to have an inadequate pump resulting in pond scum, and she would like a fountain and stronger pump. Tom said that this water feature was designed as a flowing stream and never had a fountain. It is too narrow for a fountain and there is no electricity for a fountain or bigger pump at this time.

**Minutes:** Motion made, seconded, and passed to approve the minutes of the April 24, 2023, meeting.

**Treasurer's Report:** Tom reported on building repairs and tree trimming. We were over budget for heat and insurance. Motion made, seconded, and passed to accept the Treasurer Report.

**Orientation Committee:** The committee will consider scheduling an orientation meeting three to four months after the annual board meeting. The welcome packet for new owners is working well but it may be time to restart the orientation meetings as an informational session and a way to greet new neighbors.

**Budget Committee:** The ad hoc budget committee met last week. Tom shared a summary of changes supporting the budget increases, including masonry work, tree trimming and removal, heating costs, insurance premiums, and pool chemicals. The proposed budget also makes up for the deficits in this year's budget for heat and insurance. Payroll costs are slightly down, but we would like to replace a part-time cleaner who has left.

The committee RECOMMENDED adopting the proposed budget, which includes a fee increase of \$22 per month for each unit consisting of \$12 for operations and \$10 for capital. No recommendation at this time regarding the elevator capital fund, as Tom will be meeting with an elevator expert regarding a long-range plan for modernization and upkeep. Motion made, seconded, and passed to accept the recommendation and approve the 2023-2024 budget.

**Manager's report:** Pools are on schedule to open on Friday May 26<sup>th</sup>. The crew is on a five-day mowing schedule. We have to change landline providers for the office and elevators as TDS is dropping service; Tom is exploring if there is a mobile option. Dryer vent replacement is ongoing. The board discussed ways to encourage ventless dryers; referred the matter to Building and Grounds. Flexible gas lines in

buildings 39-41 must be grounded differently and will cost \$300-400 per building. Roofing is expected to begin shortly, including chimney wrapping.

**President's report:** The annual meeting is upcoming in June. We will move back to the pre-Covid manner of voting. This means that each owners' packet will include a proxy form but no ballot. Owners may vote either in person at the annual meeting or by giving their signed proxy forms to someone who will attend the meeting and cast the absent owners' votes for them. Five candidates are on the ballot: incumbents Ron McKinley, Lynn Levy, and Connie Bowes, plus Harold Kunz and Pat Gehler.

**Old Business:** There are still occasional problems with package delivery, and some are being delivered between 4 a.m. and 8 a.m. Doug suggested investigating a 5% money market account with Old National. Jannis will speak with One Community to see if they can match that; if not, she will ask for authority to move some operations funds to Old National.

The Board adjourned to Executive Session at 7:22 p.m. and reconvened to Regular Session at 7:40 p.m. Motion made, seconded, and passed to adjourn meeting at 7:41 p.m.

**The Annual Meeting of the Association will be held on Sunday, June 11, 2023 –7:00 p.m. at St Peter's Catholic Church.**

**Next Cherokee Garden Regular Board Meeting to be held on Monday, July 17, 2023 –6:30 p.m. at the Clubhouse.**