

Cherokee Garden Condominium Association Board Minutes

Monday, April 24, 2023 – 6:30 Regular Session

Present: Goodnow, Freitag, Ayers, Griggs, Bowes, Hartwig, Hoffman

Guests: Mike Finnegan

Absent: Levy, McKinley

Visitors Comments:

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

Minutes: Motion made, seconded, and passed to approve the minutes of the March 20, 2023, meeting.

Treasurer's Report: Hartwig reported that our year-to-date net income is slightly higher than budgeted. Regarding expenses, we continue to be over budget to date regarding heating gas and under budget in several other areas. A motion was made, seconded, and passed to accept the Treasurer's report.

Building & Grounds Committee: Olp is scheduling the bridge replacement in front of 1629. Regarding the heating issue in 1625, Hillestad is analyzing its engineer's 78-page report to devise a solution. Two unit owners have installed ring devices. While there is no rule specifically addressing such devices, the Committee has begun discussing implications.

The Committee RECOMMENDED that new Rule 8.3.2 be added as follows:

Hard-Surface Flooring. This rule is effective as of April 25, 2023, and thereafter. Floating wood, vinyl plank, vinyl sheet, cork, and other hard-surface floating floors are allowed in all areas of second- and third-floor units provided that the installation meets a 50 or greater IIC/STC sound reduction rating to reduce sound transmission between units. Hard-surface flooring other than floating floors may be installed only in entryway, kitchen, and bathroom areas of second- and third-floor units. In all cases, second- and third-floor unit owners who wish to install wood or any hard-surface flooring must provide documentation regarding any proposed underlayment and flooring products, including the products' sound reduction ratings, to the Association Management Office via mail or email at cherokeegc@gmail.com and must obtain the approval of the General Manager in advance of any installation. Nail-down flooring or direct gluing of flooring is not allowed in second- and

third-floor units.

Motion was made, seconded, and passed to accept the Committee's recommendation.

The issue of paint odors had been referred to the Policy and Rules Committee.

Long-Range Planning Committee: The Committee met to work on a proposed budget to be presented in May.

Pool Committee: The Committee met and noted that pool thermometers keep disappearing. The Committee would also like a shower to be installed at the "old" pool similar to the one at the "new" pool. Referred to the Office for action.

Policy & Rules: The issue of paint odors had been referred to the Committee. The Committee met and RECOMMENDED that new Rule 8.2.2 be added as follows:

8.2.2 When any portion of a unit is being painted, whether by the unit owner, contractor, or anyone else, the unit owner must make sure that the painter adheres to all safety guidelines noted or recommended by the paint manufacturer and the United States Environmental Protection Agency (EPA) to insure minimal disruption to surrounding unit owners. The EPA guidelines for Healthy Indoor Painting Practices may be obtained from the Association Office or on the Association's web page. The unit owner is responsible for any violation of this rule by any painter.

The Committee further recommended that Rule 11.3 be amended. The rule currently reads as follows:

Outside contractors working during owner's absence.

Should outside contractors be authorized by a unit owner to make repairs of any kind within a unit during the owner's absence, the Maintenance Department must be advised, preferably in writing, that entry to the unit is authorized.

The Committee RECOMMENDED that the phrase "repairs of any kind" be changed to "work." Motion was made, seconded, and passed to accept the Committee's recommendation.

Orientation Committee: It was decided that it would not be necessary to schedule an orientation meeting this close to the annual meeting.

Manager's Report: Mike Finnegan submitted a report in Tom's absence. Pool cleaning will begin next week with pool opening scheduled for May 26th. Ponds are mostly cleaned and hope to be filled by May 1. Yearly roof checks are in progress on both new and old roofs. Bids for remaining roof replacements should be finalized by next week. The trash collection area that TPC allows us to use is scheduled to be paved, and we will be able to continue to use the space. TPC has announced that as of May 1st, owners will need to purchase a club membership at some level to use any facilities including the restaurant space. The first TruGreen lawn applications are scheduled for this week, April 26.

President's Report: The annual board meeting has been scheduled for June 11th and will continue to be held at St Peter's. The deadline for running for open board positions is May 10th. Annual packets will be sent out after the May board meeting. We are going back to our pre-Covid procedure of voting in-person at the meeting. The packet will include a proxy form but not a ballot. Those who cannot attend in person may fill out the proxy form and give it to someone who will receive a ballot and vote on their behalf at the meeting. There will be no option for absentee voting.

The Board adjourned to Executive Session at 7:08 p.m. and reconvened to Regular Session at 7:14 p.m.

Motion made, seconded, and passed to adjourn meeting at 7:15 p.m.

Next Cherokee Garden Regular Board Meeting to be held on Monday, May 15, 2023 –6:30 p.m. at the Clubhouse.