

Cherokee Garden Condominium Association Board Minutes–Monday, August 15, 2022 – 6:30 Regular Board Meeting

Present: Goodnow, McKinley, Griggs, Wahl, Levy, Ayers, Freitag, Bowes, Martin. **Absent:** Hartwig

Visitors Comments: Karen Gunderson, 91 Golf Pkwy., likes the new address signs on lampposts and asked if all bldgs. will get them. Tom explained that the new signs are for buildings with front doors that are hard to find. She asked whether numerical addresses could replace the cursive signs; referred to Building & Grounds. She noted that the Inflation Reduction Act may provide rebates to unit owners who replace their windows and appliances. She may submit something about this for the newsletter.

Harold Kunz, 75 Golf Pkwy., asked for an explanation of this year's maintenance fee increase, and Tom summarized the information that was in the annual mtg. packet. He also asked if more information could be in the minutes re: Treasurer's report. He mentioned a unit owner's truck that has been parked outside, and Tom advised that the parking area in question is owned by the Townhouse Association, which allows members of our Association to park there as a courtesy.

Pat Gehler, 9 Golf Course Pkwy., asked the Board to consider adding a question-and-answer period at the end of Board mtgs. She asked about a leaking fountain, and Tom replied that a new liner had just arrived. She asked about spraying the trees between the sidewalk and curb along Wheeler Rd. Tom explained that Tru Green does spot-spraying only in that area and the herbicide, once dry, should not be harmful to humans or pets. She also asked that the spraying signs face the sidewalk, not the road. Tom will speak to Tru Green. She asked whether roof replacements are sent out to bid. Tom responded that we do get bids submitted each year. Also, she asked if a neighbor could install a security camera on the exterior of her bldg. Tom advised cameras may be installed inside a unit but not on the building's exterior.

President Goodnow called the meeting to order at 7:07 p.m.

Vacancy: Motion was made, seconded and passed to appoint Connie Bowes to the Board to serve the remainder of Mike LaForest's term.

Minutes: Motion made, seconded and passed to approve the minutes of the July 18, 2022, meeting.

Treasurer's Report: Paul Hartwig, chair. Tom presented the report in Paul's absence. We need liquidity and cash-flow now due to insurance costs and roof replacements. Moved, seconded and passed to approve report.

Building and Grounds Committee: Jannis Goodnow, Chair. Committee met on July 7, 2022. Old Business: We are on track to complete 10 roofs this season. Roofers are using a new liner product that is better than felt. Tom inspects all the flashing work before the siding goes back on. Railing replacements: Bldgs. 11-12 and 16 are done; the Tudors are next. Addresses: Brackets came in and have been installed on lampposts. Tudor siding replacement: Tom will get samples for replacement panels. Replacement of outside stairs and retaining wall at 1602 is done. Bridge at Bldg. 31: Engineer is drawing up a plan. Electric cars: Tom spoke with Brian Driscoll of MG&E and will be meeting with Phase Electric to assess how much more power our buildings might need.

New Business: At the last Board meeting, Ayers mentioned unit owners' questions, which were referred to B&G. Could there be an increase in native plants? Tom responded that we do have many already; now concentrating on replacing large plants and trees that had been overplanted. Could spraying be reduced? Several years ago, the Association switched to only organic products for two years, and the lawns deteriorated markedly. Since then, half of the spraying is organic, and herbicide is spot-sprayed where needed. Could pond expenses be reduced, and could a fountain be installed in an existing pond? Given recent cost increases and several necessary projects we should hold the line now on any optional projects, especially those that have not been budgeted. Name tags for doorbells and mailboxes: Tom has found a new source, after seven label makers shut down during Covid. The committee examined several examples and found that white letters on black would provide higher contrast and that it would be easier over the years to match the blacks when new labels are needed. Tom will get pricing information to see if volume ordering would make sense. Bldg.32 flooring: On the 1622 side, outside the elevator in the garage, the rubberized floor covering keeps pulling up. Tom will ask the supplier to replace the flooring with carpet tiles at no expense.

Pool Committee: Amy Freitag, chair. A motion was made to change the hours on Sunday which would allow children to swim all day, eliminating adult-only hours from 3-6 p.m. Motion did not pass. Amy is continuing to recruit for the pool committee.

Orientation Committee: Doug Ayers, chair. Reception for new residents will be held on Wednesday, August 17 at 6:30 at the Clubhouse.

Building and Resources: Rick Griggs will fill the position of chair that was vacated by Mike LaForest.

Long Range Planning: Connie Bowes will fill the position of chair.

Manager's Report: Roof replacements are going well. Special-order skylights will be delayed a bit. Insurance inspection coming up; looking into raising the Association's deductible to save premium. Olp is working on repairs to the water feature behind Bldg.27. Tree-trimming is ongoing. Many spruce trees are failing and will be replaced with hemlock, arbor vitae, and others more appropriate to the climate. Summer staff is working hard on late summer projects.

President's Report: We cashed out a CD that matured on August 11th. It will be deposited into one of our money market accounts. We will need liquidity in the next few months due to ongoing projects and the fact that the Association will have to pay the roofers before collecting assessments from unit owners. As CD rates are finally going up, we will reassess our cash flow situation in the Fall.

Old Business: None.

New Business: There was water damage in Bldg. 29 due to sprinkler pipe break; repairs are ongoing.

Motion was made, seconded and passed to set a time limit of 5 minutes per person for visitor comments before the Board meeting is called to order.

The Board adjourned to Executive Session at 8:04 p.m. and reconvened to Regular Session at 8:20 p.m. Motion made, seconded and passed to adjourn meeting at 8:20 p.m.

Next Cherokee Garden Regular Board Meeting to be held on Monday, September 19–6:30 p.m. at the Clubhouse.