

Cherokee Garden Condominium Homes, Inc.
For Year Ended June 30, 2023

Repair/Maintenance & Other expense invoices greater than \$5,000.

<u>Acct</u>	<u>Total Expense</u> <u>Current Year</u>	<u>Total Expense</u> <u>Prior Year</u>	<u>Change</u>	
5710 Insurance Claim Repair Expense	51,615.24	10,000.00	41,615.24	Invoices > \$5,000 Attached
5711 Building Repairs & Maint	162,111.59	89,382.29	72,729.30	Invoices > \$5,000 Attached
5712 Elevator Expenses	47,937.55	48,985.82	(1,048.27)	Invoices > \$5,000 Attached
5713 Misc. Bldg & Maint Supplies	12,065.84	11,686.98	378.86	No Invoice > \$5,000
6211 Grounds Maint Svcs	43,277.57	28,029.93	15,247.64	Invoices > \$5,000 Attached
6212 Grounds Maint Supplies	37,756.84	33,906.49	3,850.35	No Invoice > \$5,000
6411 Pool Maint & Supplies	18,482.05	14,320.04	4,162.01	No Invoice > \$5,000
6611 Road & Sidewalk Salt	4,642.02	4,150.37	491.65	No Invoice > \$5,000
6811 Maint Bldg & Misc Maintenance	31,637.44	31,891.79	(254.35)	No Invoice > \$5,000
6812 Telephone Expense	4,491.36	3,916.63	574.73	No Invoice > \$5,000
7411 Equipment Repairs & Maint	19,459.78	23,999.29	(4,539.51)	No Invoice > \$5,000
7412 Equipment Maint - Truck	9,959.60	12,163.07	(2,203.47)	No Invoice > \$5,000
8017 Meals & Entertainment	203.91	141.37	62.54	No Invoice > \$5,000
8041 Office Expenses/Supplies	9,064.61	8,341.88	722.73	No Invoice > \$5,000

Cherokee Garden Condominium Homes, Inc.
For Year Ended June 30, 2023

Capital Improvement Fund Accounts

Repair & maintenance expense invoices.

9350	Reserve Used for Elevator Expenses	None Expensed, All Capitalized
9510	Asset Purchases & Sales	None Expensed, All Capitalized
9600	Major Building Projects	All Capitalized except for Vent Cleaning (\$1,800)
9610	Major Grounds & Pool Projects	None Expensed, All Capitalized
9810	Bldg. 20 Retaining Wall	None Expensed, All Capitalized
9999	Capital Improvement Contra A/C	N/A

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 52400

VENDOR: Quality Carpet Install.

PAYMENT INFORMATION:

DATE PAID: 09/10/22

PAID BY CHECK # 18925

APPROVED FOR PAYMENT BY: [Signature]

=====

INVOICE INFORMATION:

INVOICE # 9-5-22

INVOICE DATE 9 / 5 / 22

DUE DATE: 09/10/22

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT #	AMOUNT
<u>5710</u>	<u>12,655.50</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL: 12,655.50

=====

52900
5710

INVOICE

Date 9-5-22

Quality Carpet Installations
114 Shiloh Drive
Madison, WI 53705
608-225-7085
jeffdisch@gmail.com

INVOICE TO

Cherokee Condominiums

	PAYMENT TERMS	
--	----------------------	--

Job Location: 1624-D South Golf Glen

1624-D
water loss repair

Adura Rigid Plank 6x48

Acacia - color: Natural

1,534 square feet @ \$5.75 SF = \$8,820.50

out on M

Labor to Install = 1,534 square feet @ \$2.50 SF = \$3,835.00

Total due upon receipt: \$12,655.50

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 46400

VENDOR: ServPro

PAYMENT INFORMATION:

DATE PAID: 09/26/22

PAID BY CHECK # 18939

APPROVED FOR PAYMENT BY: _____

=====

INVOICE INFORMATION:

INVOICE # 22556

INVOICE DATE 9 / 19 / 22

DUE DATE: 09/26/22

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT #		AMOUNT
<u>5711</u>		<u>818.26</u>
<u> </u>		<u> </u>
<u> </u>		<u> </u>
<u> </u>		<u> </u>
<u> </u>		<u> </u>
<u> </u>		<u> </u>
<u> </u>		<u> </u>
<u> </u>		<u> </u>

INVOICE TOTAL: 818.26

=====

46900
5711



SERVPRO of Madison
PO Box 7544
Madison, WI 53707
608-221-1818

Invoice

BILL TO
Cherokee Garden Condos 1436 Wheeler Road Madison, WI 53704

SHIP TO
Cherokee Garden Condos 1442 Wheeler Rd, Unit D Madison, WI 53704 Mold remediation

per 7/21

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22566	09/19/2022	\$818.26	10/10/2022	Net 21	

SALES REP
Allen Steele

DESCRIPTION	QTY	RATE	AMOUNT
Mold remediation	1	818.26	818.26

Thank you for allowing Servpro of Madison the opportunity to perform restoration services in your home/business. It was a pleasure helping you during this trying time.

BALANCE DUE

\$818.26

4% processing fee will be added for credit card payments.

Interest will be charged at 1.5% per month on accounts over 30 days past due.

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 46400

VENDOR: Serv Pro

PAYMENT INFORMATION:

DATE PAID: 09/26/22

PAID BY CHECK # 18439

APPROVED FOR PAYMENT BY: 

=====

INVOICE INFORMATION:

INVOICE # 22594

INVOICE DATE 9 / 19 / 22

DUE DATE: 09/26/22

IF NO INVOICE IS ATTACHED: FOR: _____

ACCT #	AMOUNT
<u>5710</u>	<u>19,077.26</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL: 19,077.26

=====

46400
5710

on Jan 24



SERVPRO of Madison
PO Box 7544
Madison, WI 53707
608-221-1818

Invoice

BILL TO

Cherokee Garden Condos
1436 Wheeler Road
Madison, WI 53704

SHIP TO

Cherokee Garden Condos
Ron Lebergen
1624 N Golf Glen, Unit D
Madison, WI 53704
Water damage 08/11/22

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22594	09/19/2022	\$19,077.26	10/10/2022	Net 21	

SALES REP

Allen Steele

DESCRIPTION	QTY	RATE	AMOUNT
Water damage mitigation-Taxable	1	1,765.59	1,765.59T
Water damage mitigation-Non-Taxable	1	16,297.62	16,297.62
Subcontractor services-Floor covering, finish carpentry-Taxable	1	563.40	563.40T
Subcontractor services-Floor covering, finish carpentry-Non-Taxable	1	322.56	322.56

Thank you for allowing Servpro of Madison the opportunity to perform restoration services in your home/business. It was a pleasure helping you during this trying time.

SUBTOTAL 18,949.17
TAX (5.5%) 128.09
TOTAL 19,077.26
BALANCE DUE

\$19,077.26

Sprinkler pipe Repair loss

4% processing fee will be added for credit card payments.

Interest will be charged at 1.5% per month on accounts over 30 days past due.

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 46400

VENDOR: ServPro

PAYMENT INFORMATION:

DATE PAID: 11/25/22

PAID BY CHECK # 19003

APPROVED FOR PAYMENT BY: [Signature]

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INVOICE INFORMATION:

INVOICE # 22694

INVOICE DATE 11 / 21 / 22

DUE DATE: 11/25/22

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT #	AMOUNT
<u>5710</u>	<u>8029.97</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL: 8029.97

=====

46400
5710



SERVPRO of Madison
PO Box 7544
Madison, WI 53707
608-221-1818

Invoice

BILL TO
Cherokee Garden Condos
1436 Wheeler Road
Madison, WI 53704

SHIP TO
Cherokee Garden Condos
1526 Golfview Rd
Units D & H
Madison, WI 53704
Toilet overflow 09/13/22

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22694	11/21/2022	\$8,029.97	12/12/2022	Net 21	

SALES REP
Allen Steele

DESCRIPTION	QTY	RATE	AMOUNT
Water damage mitigation-Taxable	1	511.41	511.41T
Water damage mitigation-Non-Taxable	1	3,703.79	3,703.79
Contents and carpet cleaning-Taxable	1	247.34	247.34T
Finish carpentry, final structural cleaning-Non-Taxable	1	373.46	373.46
Subcontractor services-Insulation, drywall, painting, floor covering-Taxable	1	434.01	434.01T
Subcontractor services-Insulation, drywall, painting, floor covering-BNon-Taxable	1	2,694.37	2,694.37

Thank you for allowing Servpro of Madison the opportunity to perform restoration services in your home/business. It was a pleasure helping you during this trying time.

SUBTOTAL 7,964.38
TAX (5.5%) 65.59
TOTAL 8,029.97
BALANCE DUE **\$8,029.97**

Water Pipe broke
1526 D+H
see Enc M.

4% processing fee will be added for credit card payments.

Interest will be charged at 1.5% per month on accounts over 30 days past due.

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 50200

VENDOR: Midwest Alarm

PAYMENT INFORMATION:

DATE PAID: 10/10/22

PAID BY CHECK # 18463

APPROVED FOR PAYMENT BY: [Signature]

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INVOICE INFORMATION:

INVOICE # 386060 - 386100

INVOICE DATE 7/18/22

DUE DATE: 10/10/22

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT #	AMOUNT
<u>5711</u>	<u>5284.08</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL: 5284.08

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Midwest Alarm Services

Invoice Summary

Invoices Dated 7/8/22

#	Invoice Number	Amount
1	386060	128.88
2	386061	128.88
3	386062	128.88
4	386063	128.88
5	386064	128.88
6	386065	128.88
7	386066	128.88
8	386067	128.88
9	386068	128.88
10	386069	128.88
11	386070	128.88
12	386071	128.88
13	386072	128.88
14	386073	128.88
15	386074	128.88
16	386075	128.88
17	386076	128.88
18	386077	128.88
19	386078	128.88
20	386079	128.88
21	386080	128.88
22	386081	128.88
23	386082	128.88
24	386083	128.88
25	386084	128.88
26	386085	128.88
27	386086	128.88
28	386087	128.88
29	386088	128.88
30	386089	128.88
31	386090	128.88
32	386091	128.88
33	386092	128.88
34	386093	128.88
35	386094	128.88
36	386095	128.88
37	386096	128.88
38	386097	128.88
39	386098	128.88
40	386099	128.88
41	386100	128.88
TOTAL		5,284.08

✓ 10



2851 Index Road
Fitchburg, WI 53713

INVOICE

Customer Cherokee Garden Condominium Association
Customer Number 1000148
Invoice Number 386060
Invoice Date 7/8/2022
Due Date 8/7/2022
PO Number _____
Job / Service Ticket # _____

2. →
They never sent
originals -

CURRENT CHARGES

Quantity	Description		Rate	Amount
	Cherokee Garden - Bldg 1 - 17-25 Golf Course Rd, Madison, WI			
12.00	Fire Alarm System Inspection	8/1/2022 - 7/31/2023	\$10.18	\$122.16
			Subtotal	\$122.16
			Tax	\$6.72
			Payments/Credits Applied	\$0.00
			Invoice Balance Due	\$128.88

NOTES

This invoice may reflect a modest increase. If you have any questions, please contact our Customer Care Team at 800-383-8781 or customercare@mw-as.com.

*Annual
Fire testing*

Customer Care: (800) 383-8781 or CustomerCare@mw-as.com

Monitoring Center: (800) 227-9805

Please detach and return this portion with your payment to ensure proper credit.

REMIT TO:



PO Box 4511
Davenport, IA 52808

REMITTANCE INFORMATION

Customer Number 1000148
Invoice Number 386060
TOTAL DUE \$128.88

Amount enclosed: _____

☐ Check here if using back of remit.

Cherokee Garden Condominium Association
1436 Wheeler Rd
Madison, WI 53704

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 53600

VENDOR: Bear Creek Masonry

PAYMENT INFORMATION:

DATE PAID: 02/10/23

PAID BY CHECK # 19079

APPROVED FOR PAYMENT BY: [Signature]

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INVOICE INFORMATION:

INVOICE # 202240

INVOICE DATE 1 / 30 / 23

DUE DATE: 02/10/23

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT # 5711 AMOUNT 7,050.00

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL: 7050.00

=====

New
536.00
5711



S10822 Strang Hollow Rd
Lone Rock, WI 53556 US
bearcreekmasonry@gmail.com

Invoice 202240

BILL TO

Tom Martin
Cherokee Condos
1436 Wheeler Rd
Madison, WI 53704

DATE
01/30/2023

PLEASE PAY
\$8,800.00

DUE DATE
03/01/2023

DESCRIPTION	AMOUNT
Chimney Cap on Building #99 and #4966	4,000.00
Cut in and install weep vents into brick work on Building #1629	650.00
Patch brick work on parking ramp entries building #'s 1512, 1506, 1510, 1517, 1522, 1525, 1530, 87, 75 and 81	1,600.00
Fix masonry joints and install weep vents above and around parking garage door on building #1426	800.00
Cut and install masonry weep vents into brick work on Cherokee 2 Condos Building #66, #69 and 58	1,750.00

TOTAL DUE

~~\$8,800.00~~

THANK YOU.

\$7,050

1.) Replaced two chimney caps with upgraded type to extend life of chimney.
Bldg. 26 + 27

2.) Added drainage/Vents for 1629
water leak prevention

3.) Repaired numerous areas where
salt damage occurred on Bricks-

Old Tom M.

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
MULTIPLE INVOICE PAYMENT APPROVAL FORM

VENDOR # 42000

VENDOR: Pure Steam

DATE PAID: 03/10/23

PAID BY CHECK # 19100

APPROVED FOR PAYMENT BY: 

INVOICE INFORMATION:

INVOICE NUMBER	INVOICE AMOUNT
<u>22478</u>	<u>15,139.25</u>
<u>22684</u>	<u>126.60</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

TOTAL CHECK AMOUNT

15,265.85

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 42000

VENDOR: Pure Steam

PAYMENT INFORMATION:

DATE PAID: 03/10/23

PAID BY CHECK # 19100

APPROVED FOR PAYMENT BY:

=====

INVOICE INFORMATION:

INVOICE # 22478

INVOICE DATE 2/20/23

DUE DATE: 03/10/23

IF NO INVOICE IS ATTACHED: FOR:

ACCT #	AMOUNT
<u>5711</u>	<u>15,139.25</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

INVOICE TOTAL: 15,139.25

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PURESTEAM

Natural Carpet Care

Puresteam

Cherokee Condos
1418 N Sherman Ave
Madison, WI 53704

☎ (608) 770-3161
✉ tmartin2006@sbcglobal.net

INVOICE	#22478
SERVICE DATE	Feb 20, 2023
DUE	Upon receipt
AMOUNT DUE	\$15,139.25

CONTACT US

5120 E Cheryl, Apt 324
Fitchburg, WI 53711

☎ (608) 843-7737
✉ puresteamcarpetcleaners@gmail.com

INVOICE

Services	qty	unit price	amount
Cherokee Gardens common areas carpet cleaned	70.0	\$205.00	\$14,350.00
Subtotal			\$14,350.00
Total Tax			\$789.25
Tax (5.5%)			\$789.25
Total			\$15,139.25

Thank you for the opportunity to serve you. We appreciate your business!

Steam cleaned all carpeted areas in all buildings.

On Jan M.

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 42000

VENDOR: PureSteam

PAYMENT INFORMATION:

DATE PAID: 03/10/23

PAID BY CHECK # 19100

APPROVED FOR PAYMENT BY: [Signature]

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INVOICE INFORMATION:

INVOICE # 22684

INVOICE DATE 3 / 2 / 23

DUE DATE: 03/10/23

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT #	AMOUNT
<u>5711</u>	<u>126.60</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL: 126.60

=====

42000
5711

PURESTEAM

Natural Carpet Care

Puresteam

Cherokee Condos
1418 N Sherman Ave
Madison, WI 53704

☎ (608) 770-3161
✉ tmartin2006@sbcglobal.net

INVOICE	#22684
SERVICE DATE	Mar 02, 2023
DUE	Upon receipt
AMOUNT DUE	\$126.60

CONTACT US

5120 E Cheryl, Apt 324
Fitchburg, WI 53711

☎ (608) 843-7737
✉ puresteamcarpetcleaners@gmail.com

INVOICE

Services	qty	unit price	amount
1626 Wheeler Rd water leak spots	1.0	\$120.00	\$120.00
Subtotal			\$120.00
Total Tax			\$6.60
Tax (5.5%)			\$6.60
Total			\$126.60

all 2nd fl.

Thank you for the opportunity to serve you. We appreciate your business!

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 53800

VENDOR: Ascentives Inc

PAYMENT INFORMATION:

DATE PAID: 05/10/23

PAID BY CHECK # 19148

APPROVED FOR PAYMENT BY: [Signature]

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INVOICE INFORMATION:

INVOICE # 62534

INVOICE DATE 5 / 3 / 23

DUE DATE: 05/10/23

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT #	AMOUNT
<u>5711</u>	<u>11,007.35</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL: 11,007.35

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Ph: 608-231-2488
 ASCENTIVES, INC
 1155 WILBURN RD
 SUN PRAIRIE WI 53590

3822 Mineral Point Rd
 Madison, WI 53705
 608/231-2488

INVOICE

REMITTANCE STUB
 ASCENTIVES, INC
 05/03/23
 Invoice date

Customer # 821020	S O L D T O	CHEROKEE GARDEN CONDOMINIUMS Attn: LISA 1436 WHEELER RD MADISON WI 53704	S H I P T O Via CUSTOMER PICKUP FOB Factory
Job # 62534			

Invoice # 62534
 Order # 62534

Job #

CHEROKEE GARDEN

Customer

Customer # 821020
 821 4P Salesperson

Unit	Customer po #	Salesperson	Order date	Invoice date	Date shipped	Invoice #
0	LISA	821 WILLY JEWER	04/01/23	05/03/23	04/27/23	62534

Ordered	Shipped	Qty BO	Item #	Description	Price Per	Amount
---------	---------	--------	--------	-------------	-----------	--------

550	GL370	RESIDENTIAL TAG SET - BLACK/WHITE, BEVELED CORNERS, VARIOUS SIZES	18.970 EA	10433.50
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↑ Negotiated a lower price. ★

See Ben M.

Black Tags - Completed order.

THANK YOU - WE APPRECIATE YOUR BUSINESS!
 This is a replacement invoice with corrected Qty.

Terms NET 20	10433.50	0.00	0.00	573.85	PLEASE PAY THIS AMOUNT >>>>>>	11007.35
	Sub-total	Insurance	S/H	Sales tax		Total

Total due 11007.35

Purchaser agrees to pay any sales tax due. Additional freight charges billed due to audit per ICC regulations will be billed to you promptly. No credit will be issued for return merchandise without our consent. It is understood that an over/underrun of not more than 10% to be billed pro rata is acceptable to the customer. Shipping liability: Merchandise becomes your property at the time it is accepted by the carrier. A late payment charge of 1.5% per month will be applied to past due invoices; Ascentives' terms are NET 20 days

E-MAILED CUSTOMER INVOICE

Cherokee Garden Condominium Association Board Minutes–Monday, October 17, 2022 – 6:30 Regular Board Meeting

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

Absent: Wahl.

Visitors Comments: None.

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

Accept Resignation: Board member and secretary Gretchen Wahl submitted her resignation. We thank her for her many years of wonderful service.

Minutes: Motion made, seconded and passed to approve the minutes of the September 19, 2022 meeting.

Treasurer's Report: Paul Hartwig, chair. Motion made, seconded, and passed to accept report.

Building Resources: Rick Griggs, chair. Four people are on the committee. At the first meeting they reviewed the purpose and functions of the committee. Six buildings were surveyed, identifying areas that require attention. A report will be submitted to the office. The remaining 35 buildings will be inspected in coming months.

Building and Grounds: Roof replacements completed, final work to install dryer vents and skylights continues. Note: Anyone who got a flat tire from a roofing nail should contact the office.

Tudor Siding Replacement: Tom is getting samples of siding panels, which can be ordered already painted. Thebco is not able to do the siding work but will still supply the windows. Tom is conferring with Ziegler about the siding and the possibility of a design that would allow windows to be easily replaced. The waterfall at Building 27 had to be extensively repaired, which delayed work on the bridge at entrance to Bldg 31. Work will continue into the Fall.

Electric Cars: Tom will ask our electrical contractor to attend a B&G meeting, and we will invite the rest of the Board to attend. Due to developing technology, it is too soon to recommend any infrastructure or policy decisions.

Name tags for doorbells and mailboxes: We have been paying \$34 for a full set, consisting of labels for a mailbox, doorbell, and condo door. Tom has

received a quote from the new vendor for \$23 per set in a bulk order, to be installed by our staff. The approximate cost for all units is \$14,000, which has not been budgeted. Recommendation: That the Board authorize the replacement of all tags at a cost not too exceed \$14,000. Motion made, seconded, and passed unanimously.

The 200-year-old oak tree in front of 1506 is dying and will be removed.

Manager's Report: Tom reports all roofs have been shingled for this year. Some custom sky lights that were delayed will be here soon and will be installed. Cracked chimney caps were replaced in Buildings 26 & 27. The process of shutting down the fountains for winter has begun. Railings: building 5 is complete, Tudors need to be done, then buildings 40 & 41 will be the last to be done. Fall leaf cleanup has started. Sidewalks have been marked for trip hazards and will be fixed. Patching of roads will be done before winter weather starts.

New Business: None.

Old Business: None.

The Board adjourned to Executive Session at 7:00 p.m. and reconvened to Regular Session at 7:08 p.m.

Motion made, seconded, and passed to adjourn meeting at 7:08 p.m.

Next Cherokee Garden Regular Board Meeting to be held on Monday, November 21 at 6:30 p.m. at the Clubhouse.

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 8100

VENDOR: Ziegler Bldrs

PAYMENT INFORMATION:

DATE PAID: 06/26/23

PAID BY CHECK # 19180

APPROVED FOR PAYMENT BY: 

=====

INVOICE INFORMATION:

INVOICE # 6/11/23

INVOICE DATE 6 / 11 / 23

DUE DATE: 06/26/23

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT #	AMOUNT
<u>5711</u>	<u>7,800.00</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL: 7,800.00

=====

Ziegler Builders

Francis Ziegler Builders. llc
Jeff Ziegler General Contractor

Invoice for:
Cherokee Garden Condominiums
1436 Wheeler Rd.
Madison, WI 53704

6/11/23

**Invoice is for siding 12 chimneys at 1402-1406 and 1418-1422
Wheeler Rd.**

- Supply and install 30 - 4'x9' sheets of primed cement stucco to chimneys. Supply and install 82 - 4/4 x 6 x 12' primed cement board to chimneys. Chimneys will be caulked and touch up paint as needed. Painting of stucco and boards not included.

Total due: \$7,800.00

Siding Replacement - Chimneys

de JMM

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 53900

VENDOR: DS3 Solutions

PAYMENT INFORMATION:

DATE PAID: 06/26/23

PAID BY CHECK # 19186

APPROVED FOR PAYMENT BY: 

=====

INVOICE INFORMATION:

INVOICE # 76

INVOICE DATE 6 / 16 / 23

DUE DATE: 06/26/23

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT #	AMOUNT
<u>5711</u>	<u>5879.83</u>
_____	<u>1</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL: 5879.83

=====

✓

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 32100

VENDOR: TK Elevator

PAYMENT INFORMATION:

DATE PAID: 10/10/22

PAID BY CHECK # 18957

APPROVED FOR PAYMENT BY: 

=====

INVOICE INFORMATION:

INVOICE # 366836497

INVOICE DATE 10 / 1 / 22

DUE DATE: 10/10/22

IF NO INVOICE IS ATTACHED: FOR: _____

ACCT #	AMOUNT
<u>5712</u>	<u>19,032.04</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL: 19,032.04

=====

[illegible]

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 2140

VENDOR: City Treas - Fire Dept

PAYMENT INFORMATION:

DATE PAID: 06/12/23

PAID BY CHECK # 19153

APPROVED FOR PAYMENT BY: [Signature]

=====

INVOICE INFORMATION:

INVOICE # 5/16/23

INVOICE DATE 5/16/23

DUE DATE: 06/12/23

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT # 5712 AMOUNT 6,300.00

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL: 6,300.00

=====

2440
5712

CHEROKEE GARDEN CONDOS
ELEVATOR INSPECTION FEES - INVOICE SUMMARY
5/16/2023

<u>BLDG</u>	<u>INVOICE #</u>	<u>CUSTOMER ID</u>	<u>TOTAL AMOUNT</u>	<u>CURRENT BALANCE DUE</u>
40-1	1690596	FIRELV2008- 658465	\$315.00	\$315.00
41	1690599	FIRELV2008- 668717	\$315.00	\$315.00
34-1	1690606	FIRELV2008- 511098	\$315.00	\$315.00
34-2	1690607	FIRELV2008- 511099	\$315.00	\$315.00
30-1	1690611	FIRELV2008- 510113	\$315.00	\$315.00
30-2	1690618	FIRELV2008- 510112	\$315.00	\$315.00
28	1690621	FIRELV2008- 509844	\$315.00	\$315.00
39	1690622	FIRELV2008- 17360	\$315.00	\$315.00
40-2	1690623	FIRELV2008- 658470	\$315.00	\$315.00
27-1	1690628	FIRELV2008- 509505	\$315.00	\$315.00
27-2	1690633	FIRELV2008- 509504	\$315.00	\$315.00
31	1690634	FIRELV2008- 509874	\$315.00	\$315.00
32-1	1680635	FIRELV2008- 510221	\$315.00	\$315.00
29	1690636	FIRELV2008- 509849	\$315.00	\$315.00
25	1690637	FIRELV2008- 509063	\$315.00	\$315.00
26	1690640	FIRELV2008- 509297	\$315.00	\$315.00
24	1690643	FIRELV2008- 508907	\$315.00	\$315.00
32-2	1690644	FIRELV2008- 510220	\$315.00	\$315.00
37	1690651	FIRELV2008- 511190	\$315.00	\$315.00
35	1690653	FIRELV2008- 511097	\$315.00	\$315.00

TOTAL DUE

\$6,300.00	\$0.00	\$6,300.00
	<u>\$6,300.00</u>	

Missing Elevator Invoices
for:

Bldg-33 ✓
36-1 ✓
36-2 ✓
38 ✓

Rec'd & Paid 5/25/23 CK #17012



CITY OF MADISON FIRE DEPARTMENT

314 W Dayton St. Madison, WI 53703
(Phone) 608-266-5909 (Fax) 608-267-1100 elevators@cityofmadison.com

INVOICE

CHEROKEE GARDEN CONDOS
1436 WHEELER RD
MADISON, WI 53704

INVOICE DATE: 05/16/2023
RECORD ID: FIRELV-2008-658465
LOCATION: 1630 Wheeler RD
Madison, WI 53704

40

Questions may be directed to:
City of Madison Fire Dept.
314 W Dayton St.
Madison, WI 53703
(Phone) 608-266-5909
elevators@cityofmadison.com

Mail Payment Coupon
& Check to:

CITY OF MADISON FIRE DEPARTMENT
314 W DAYTON ST
MADISON WI 53703-2506

INVOICE ITEM(S):

Line No.	Transaction No.	Process Date	Fee Item Description	Amount
Invoice#: 1690596				
1	4473915	05/15/2023	Periodic Inspection Fee for Hydraulic Elevator	\$240.00
2	4473916	05/15/2023	Permit to Operate Certificate Fee	\$75.00

Regulated Object	Regulated Object Description Section	
658465	WI Registration Tag No.: 25949	Desc: Passenger Elevator Location: CHEROKEE GARDEN CONDO

du Tom M.

** All fees are assessed according to Madison General Ordinance. Other penalties may be imposed for continued non-compliance. This is the only invoice you will receive. Failure to pay this invoice by **November 1, 2023** will result in this amount being entered in the tax roll as a special charge against this property. **

Make Checks Payable to **City Treasurer**



CITY OF MADISON FIRE DEPARTMENT

314 W Dayton St. Madison, WI 53703
(Phone) 608-266-5909 (Fax) 608-267-1100 elevators@cityofmadison.com

INVOICE

CHEROKEE GARDEN CONDOS
1436 WHEELER RD
MADISON, WI 53704

INVOICE DATE: 05/16/2023
RECORD ID: FIRELV-2008-668717
LOCATION: 1602 S GOLF GLEN 41
MADISON, WI 53704

Questions may be directed to:
City of Madison Fire Dept.
314 W Dayton St.
Madison, WI 53703
(Phone) 608-266-5909
elevators@cityofmadison.com

Mail Payment Coupon
& Check to: CITY OF MADISON FIRE DEPARTMENT
314 W DAYTON ST
MADISON WI 53703-2506

INVOICE ITEM(S):

Line No.	Transaction No.	Process Date	Fee Item Description	Amount
Invoice#: 1690599				
1	4473917	05/15/2023	Periodic Inspection Fee for Hydraulic Elevator	\$240.00
2	4473918	05/15/2023	Permit to Operate Certificate Fee	\$75.00

Regulated Object	Regulated Object Description Section	
668717	WI Registration Tag No.: 25959	Desc: Passenger Elevator Location: CHEROKEE GARDEN CONDO

cel. Joan M.

** All fees are assessed according to Madison General Ordinance. Other penalties may be imposed for continued non-compliance. This is the only invoice you will receive. Failure to pay this invoice by **November 1, 2023** will result in this amount being entered in the tax roll as a special charge against this property. **

Make Checks Payable to **City Treasurer**

X

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 50800

VENDOR: Olson Town Landscaping

PAYMENT INFORMATION:

DATE PAID: 08/12/22

PAID BY CHECK # 18893

APPROVED FOR PAYMENT BY: 

=====

INVOICE INFORMATION:

INVOICE # 158698

INVOICE DATE 7 / 31 / 22

DUE DATE: 08/12/22

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT #		AMOUNT
<u>6211</u>		<u>5723.38</u>
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____

INVOICE TOTAL: 5723.38

=====

Olson Toon Landscaping, Inc.
3570 Pioneer Road
Verona, WI 53593
608-827-9401

Invoice

Date	Invoice #
7/31/2022	158698

Bill To
Cherokee Garden Condominiums 1436 Wheeler Rd. Madison, WI 53704

P.O. No.	Terms	Project
GARDENS		Cherokee Gar...

Description	Qty	Rate	Amount
Ash trees trimmed around pool area	1	1,400.00	1,400.00T
(2) Pines cut down removed in pool area	1	1,400.00	1,400.00T
(3) Pine trees removed and stumps grubbed at Bldg. 8	1	2,625.00	2,625.00T
<i>@ Ben M</i>			

Thank you for your business.

Subtotal \$5,425.00

Web Site

Phone #

Fax #

Sales Tax (5.5%) \$298.38

www.olsontoon.com

608-827-9401

608-827-9402

Total \$5,723.38

Payments/Credits \$0.00

Balance Due \$5,723.38

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

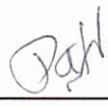
VENDOR # 50800

VENDOR: Olson Town Landscaping

PAYMENT INFORMATION:

DATE PAID: 05/25/23

PAID BY CHECK # 17055

APPROVED FOR PAYMENT BY: 

=====

INVOICE INFORMATION:

INVOICE # 166238

INVOICE DATE 4/30/23

DUE DATE: 05/25/23

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT #	AMOUNT
<u>6211</u>	<u>9,284.00</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL: 9,284.00

=====

50800

Olson Toon Landscaping, Inc.
3570 Pioneer Road
Verona, WI 53593
608-827-9401

Invoice

Date	Invoice #
4/30/2023	166238

Bill To
Cherokee Garden Condominiums 1436 Wheeler Rd. Madison, WI 53704

P.O. No.	Terms	Project
GARDENS		Cherokee Gar...

Description	Qty	Rate	Amount
cut down, and removal of Pine Trees trimming of Pine trees away from building clean-up	1 <i>Bldg. 12</i>	3,500.00	3,500.00T
trimming of Birch Trees from building cut down, remove, and clean-up	1 <i>Bldg. 30</i>	2,800.00	2,800.00T
1- Ash Tree 1- Birch Tree cut down (1) split Ash tree and clean on February 6 - hauling and disposal cost	1 <i>Bldg. 27</i>	2,500.00	2,500.00T
<i>(Olson Toon M.)</i>			

We appreciate your business! Please direct any invoice related questions to AR@Olsontoon.com.			Subtotal	\$8,800.00
Web Site	Phone #	Fax #	Sales Tax (5.5%)	\$484.00
www.olsontoon.com	608-827-9401	608-827-9402	Total	\$9,284.00
			Payments/Credits	\$0.00
			Balance Due	\$9,284.00

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 28200

VENDOR: OLP LLC

PAYMENT INFORMATION:

DATE PAID: 05/25/23

PAID BY CHECK # 17049

APPROVED FOR PAYMENT BY: 

=====

INVOICE INFORMATION:

INVOICE # 51866

INVOICE DATE 5 / 5 / 23

DUE DATE: 05/25/23

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT #	AMOUNT
<u>6211</u>	<u>4204.00</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

INVOICE TOTAL: 4204.00

=====



Olpllc
5790 County Hwy CV
Madison, WI 53704

BILL TO
CHEROKEE GARDEN
CONDO
1436 WHEELER ROAD
MADISON, WI 53704

SHIP TO
CHEROKEE GARDEN
CONDO

INVOICE # 51866
DATE 05/05/2023
DUE DATE 05/15/2023

DESCRIPTION	QTY	RATE	AMOUNT
Repair bottom 4' of manhole, remove loose concrete, re-pour concrete walls, saw cut and remove asphalt and patch asphalt around manhole top.			6,700.00T

Thank you, we appreciate your business!

SUBTOTAL	6,700.00
TAX (0%)	0.00
TOTAL	6,700.00
BALANCE DUE	\$6,700.00

Repair Stormsewer
drain - concrete
Golf Course Rd.

Common Line Between Townhouses - 57 units
Garden Grades - 96 units

Townhouse Total = \$2496.00
GARDEN Total = \$4204.00

on 5/11/23

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 28200

VENDOR: OLP LLC

PAYMENT INFORMATION:

DATE PAID: 05/25/23

PAID BY CHECK # 17049

APPROVED FOR PAYMENT BY: _____

=====

INVOICE INFORMATION:

INVOICE # 51867

INVOICE DATE 5 / 12 / 23

DUE DATE: 05/25/23

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT #	AMOUNT
<u>6211</u>	<u>9647.75</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

INVOICE TOTAL: 9647.75
=====



Olp llc

5790 County Hwy CV
Madison, WI 53704

BILL TO

CHEROKEE GARDEN
CONDO
1436 WHEELER ROAD
MADISON, WI 53704

SHIP TO

CHEROKEE GARDEN
CONDO
1605 S. Golf Glen

INVOICE # 51867

DATE 05/12/2023

DUE DATE 05/22/2023

DECRPTION	QTY	RATE	AMOUNT
Remove boulders from retaining wall, repair separated roof drain, install 8" wye with clean out casting, bury 6" roof drain pipe, insulate pipe, rebuild retaining wall. Install concrete around cleanout and patch asphalt.			9,647.75T

Thank you, we appreciate your business!

SUBTOTAL	9,647.75
TAX (0%)	0.00
TOTAL	9,647.75
BALANCE DUE	\$9,647.75

all work M.
Retaining Wall
Repair (storm sewer) line fixed.

CHEROKEE GARDEN CONDOMINIUM HOMES, INC.
INVOICE ENTRY/PAYMENT APPROVAL FORM

VENDOR # 28200

VENDOR: OLP LLC

PAYMENT INFORMATION:

DATE PAID: 05/25/23

PAID BY CHECK # 17049

APPROVED FOR PAYMENT BY: _____

=====

INVOICE INFORMATION:

INVOICE # 51868

INVOICE DATE 5 / 12 / 23

DUE DATE: 05/25/23

IF NO INVOICE IS ATTACHED:

FOR: _____

ACCT #	AMOUNT
<u>5711</u>	<u>687.00</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

INVOICE TOTAL: 687.00

=====



Olp llc
5790 County Hwy CV
Madison, WI 53704

BILL TO
CHEROKEE GARDEN
CONDO
1436 WHEELER ROAD
MADISON, WI 53704

SHIP TO
CHEROKEE GARDEN
CONDO
4946 Sherman Ave.

INVOICE # 51868
DATE 05/12/2023
DUE DATE 05/22/2023

DECRPTION	QTY	RATE	AMOUNT
Repair broken roof drain. East side of garage at patio, roof drain lateral cracked, excavate to expose pipe, install new fittings, backfill, adjust downspout length.			687.00T

Thank you, we appreciate your business!

SUBTOTAL	687.00
TAX (0%)	0.00
TOTAL	687.00
BALANCE DUE	\$687.00