

Cherokee Garden Condominium Association Annual Meeting Minutes

June 14, 2026 – 7:00 pm

Certification of Voters: 327 units quorum established (164 in person, 163 by proxy).

Proof of Notice was presented.

Call Meeting to Order: President Griggs called the meeting to order at 7:00 pm.

President's report: Introduced staff members in attendance helping with the annual meeting and expressed gratitude on behalf of Cherokee for their ongoing dedication to our success. Board members introduced themselves and their committees. President Griggs provided a synopsis of the number and tenure of Cherokee's full-time personnel. He emphasized the amount of work this staff does on a regular basis as well as how all our top people have been with us for over 40 years. He shared that the Board is working on finding ways prepare for the inevitable turnover in personnel that maximizes the benefits to both Cherokee and the employee.

Manager's report: Tom thanked owners for the significant turnout and thanked the staff for helping to run the meeting tonight. Tom also thanked the wonderful gardeners who plant incredible flowers which really beautifies the neighborhood. He reported the American Family Tournament again went very well with no issues reported. Tom gave statistics regarding ongoing maintenance of buildings and grounds and staff duties throughout the Association. Golf Parkway road replacement was completed last year and was a big success. Elevator modernization is an ongoing project starting with buildings 91 Golf Parkway and 1602 S. Golf Glen to be completed this year. Tom listed other projects scheduled for 2026-27 including: Dryer vent replacements, awning replacements, boiler replacements, insulation, pool plaster, gutter replacements, water softener replacement all funded by our capital improvement fund. Tudor buildings siding project will begin shortly, with building 6 being first. Tom also discussed the incredible volume of plant material removed weekly from our association and dropped off at the City of Madison. Tom complimented the maintenance staff who really steps up to the task especially in an emergency, we are lucky to have this skilled group of workers.

Financial Report and Presentation of the 2026-2027 budget: Tom reported the monthly maintenance fees for the 2026-2027 fiscal year will increase by \$35 for all units on July 1, 2026. There will be no fee increase this year for capital expenditures or elevator funds. The main drivers for the maintenance fee increase this year are large increases in property insurance and water/sewer costs. Overall we are in good shape financially and we again have a zero based budget.

Approval of the minutes of the 2025 meeting: Motion was made, seconded and passed to accept the minutes of the Sunday, June 1, 2025, annual meeting.

Voting for Directors: On the ballot were three candidates, Connie Bowes, Pat Gehler, and Lori Mertens-Pellitteri. Because we had a quorum and only three candidates to fill three openings, a motion was made, seconded and passed by voice vote to accept the slate of candidates as proposed. All candidates were introduced and asked to stand.

Question and Answer Period:

1. There were questions regarding the planned siding and window replacement in Building 6. Tom reported the contractors will be starting soon.
2. Information was requested on how to declare a building as non-smoking. Owners need to get the agreement of all owners on their side of the building to agree to make their units non-smoking and the association will post signs.
3. A question arose on the expected start date for elevator modernization. This project is still several months away before they plan to start.
4. A question came up about the ATT fiber in our neighborhood. Tom reported ATT indicated they would need a 10 year commitment for all units to add fiber which would have to be added to the maintenance fees and the Board declined the offer.
5. A question about how much we pay Trugreen for fertilization. The cost is approximately \$2,700 per application with four treatments per year.
6. Another question arose about extended time watering lawn near building 15, Tom said he will look into the specific incident.

Old Business: None

New Business: None

Adjournment: 7:59 pm

The next Annual Meeting of the Association may be held on Sunday, June 13, 2027 –7:00 p.m. at St Peter's Catholic Church, pending review of TPC tournament dates.