

Cherokee Garden Condominium Association Board Minutes Monday, August 17, 2026, 6:30 pm

Regular Session Called to order 6:40 pm

Present: Griggs, Dicks, Bowes, Schlichtenberg, Kolbe, Hoffman, Mertens-Pelliteri, Gehler, Wahl

Absent: None

Representatives of Management: Mike Finnegan

Visitor Comments: 1418 Wheeler Rd. Unit H -Andrew and Ellen Natvig. Shared issues with siding project and communications with GM. Requesting a proration refund for required replacement of their windows; response requested by next Board meeting.

Guests: Andrew & Ellen Natvig, Paul Hartwig, Susan Fadness

Minutes: Motion made, seconded, and passed to approve the amended minutes of the July 20, 2026, meeting. Minutes amended to include guests, adding who took the minutes going forward.

Treasurers' Report: Working through changes to signatories on all accounts. Old National will be under FDIC deposit limits after transfer of funds in checking account and purchase of second CD. Working on creating useful financial reports formatted for printing. Motion made, seconded, and passed to accept the Treasurers' report.

Building and Grounds:

- Building 6 re-siding continuing; damaged materials causing a delay. Replacement of AC units in the future may be a challenge due to size of new models.
- Received several complaints about the strong odor from the most recent TruGreen application. Safety data sheets for the application could be kept at the office.
- Tree pruning and stump grinding occurring around the property as needed.

Personnel Committee: Meeting first Tuesday of every month at committee chair's unit. Focusing on manager retirement/transition, staff benefits, and long-range staffing needs. Committee has sent a list of questions to GM to address at next meeting.

Orientation Committee: Revised orientation documents reviewed. Minor edits suggested. Motion made and passed to approve documents as amended. Next meeting at the beginning of September to plan new owner informational meeting for October/November.

Building Resource Committee: Next meeting at committee chair's unit on September 3rd at 1 pm, Mike Finnegan to attend. Building walkthroughs planned with six people and two carts.

Manager's Report:

- Update on Building 6 siding/window replacement. Some materials damaged so contractor is waiting on replacement materials to finish the job.
- Elevator project began in Building 41 with anticipated timeline of 3-4 weeks. They will be modifying the elevator so maintenance can keep parts for future elevator repairs. Considerations for elevator needs for future projects. Building 24 is next on the list of repairs.
- Pressure washing projects ongoing.
- Problem trees are being addressed.

- Mulching and mowing is ongoing.
- East pool will be replastered after Labor Day closure.
- New administrative assistant (Sarah) on board and working well.
- Shutoff valves being replaced in Building 6 by Cherokee maintenance. Expensive to complete with outside contractor so work is being completed in-house.
- External dryer vents are being replaced if they are broken.
- Fire alarms went off in Building 36 while elevator failed and remained open. Suggestion to review and update elevator emergency instructions to call a Board member on nights/weekends and the shop/maintenance on the weekdays. Possibility of adding elevator inspection to the building resource committee.

Presidents Report:

- Reviewed June '26 financials; adding name of who prepared reports. President has QuickBooks access; Treasurer will get access soon. Question from Board on who forecasts capital expenditures: Long-range planning committee works with GM to update a 20-year plan for capital expenditures.
- 2024 & 2025 tax returns were signed and will be filed by our accounting firm.

Old Business: None

New Business: Meet and Greet meeting to recruit participation in committees scheduled for Tuesday October 13th 6:30 – 8 pm in the Clubhouse. Meeting to be placed in the September newsletter and buildings will have meeting invites distributed.

Thebco patio door replacements must be reviewed and approved by management.

Suggested spotlighting the flagpole near the East pool to properly display the flag.

Board will respond to Building 6 owners' request.

Into executive session at 7:59 pm

Back into regular session at 8:25 pm

Adjournment: Motion made, seconded and passed to adjourn the meeting at 8:28 pm.

Next Cherokee Garden Board Meeting Monday September 21, 2026, 6:30 pm.

Respectfully submitted by Chris Hoffman, Secretary.