

Cherokee Garden Condominium Association Board Minutes Monday, December 15, 2025, 6:30 pm

Regular Session Called to order 6:30 pm

Present: Griggs, McKinley, Wahl, Marks Dicks, Bowes, Hoffman

Absent: Levy

Guests: Tom Martin and Mike Finnegan

Visitor Comments: None

Minutes: Motion made, seconded, and passed to approve the minutes of the November 2025 meeting.

Treasurer's Report: Financial statements forthcoming and closing year end statements. 3 CDs are coming due; motion made to roll over all 3 CDs at the best rate available. Motion was seconded and passed.

Building and Grounds: There was a small fire in building 7 that was handled swiftly thanks to the owner's quick actions; ServePro managing the cleanup, but airing the unit out resulted in a pipe bursting and creating damage in the unit below. New school contracts are out for bid; not expecting construction activity until springtime at the earliest. Staff are monitoring building code changes that might impact water heaters.

Personnel: Marks Dicks provided draft of invitation to be sent out for January meeting which will be distributed throughout buildings. **There will be no regular January Board meeting;** instead, the January 19 meeting will be an open house focused on presenting board and committee duties and responsibilities and encouraging participation from unit owners. Griggs will create an agenda for the next meeting. All residents are encouraged to attend.

Policy and Rules: The committee reviewed House Rules governing rule violations, fining process, and rule changes. Drafted a resolution process for the General Manager to follow when handling chronic disputes to ensure all processes are followed. Discussion was held on options for air handling purification equipment options, with options for cost sharing between owner units and shared spaces. Potentially offering the services of a professional mediator to resolve a chronic dispute, at offending unit owner's cost. Additional suggestions for smoke mitigation were presented to the Board. Motion made to authorize the General Manager to move forward with finding options for the smoke remediation plan. Motion seconded and passed.

Manager's Report: Martin reported on the bathroom fan fire in building 7. The Association is responsible for the repair and remediation expenses to the building; unit owner is responsible for repairing damage within their unit. This likely won't meet the Association's insurance deductible. Martin encourages owners that have any heating issues to not hesitate to contact building maintenance ASAP to avoid more damage from burst pipes. The siding and window replacement project for Building 6 will be moved to the spring and appropriate owners will be informed. Ongoing discussion to investigate any issues related to electric vehicles to be directed toward long-term planning.

Presidents Report: Signed engagement letter with auditor for limited review beginning in January 2026. Expecting that our accountants can then provide financial reports to the Board.

Staff Party: Thursday December 18th 3 – 5 pm hosted by Marks Dicks.

Into executive session at 7:38 pm

Back into regular session at 7:39 pm

Adjournment: Motion made, seconded and passed to adjourn the meeting at 7:40 pm.

Next Cherokee Garden Board Meeting February 16, 2026, at 6:30 pm in the Clubhouse.