

Cherokee Garden Condominium Association Board Minutes Monday, February 16, 2026, 6:30 pm

Regular Session Called to order 6:38 pm

Present: Griggs, Marks Dicks, Bowes, Hoffman, Levy

Absent: McKinley, Wahl

Guests: Tom Martin and Mike Finnegan

Visitor Comments: None

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

Treasurer's Report: Motion made, seconded, and passed to have the Treasurer rollover a CD at Bank of Sun Prairie in March.

Building and Grounds: Contractors are waiting for warm weather to begin siding and windows on building 6. Building 7 fire repairs are nearly complete. School construction beginning soon; will continue monitoring progress; Martin and/or Finnegan will attempt to meet site manager. Management is monitoring building codes changes regarding venting for hot water heaters and potential future impacts.

Manager's Report: No new snow removal machine yet but still looking. Buildings 12, 21, 31 need new condensing boilers and our go-to company is ceasing operations in North America. Buildings 12, 13, 14 are getting close on roof replacement as warm weather approaches. New resident directory will be sent with newsletter. Website update in process but waiting to receive current year financial statements.

Presidents Report: Limited review of FY 23-24 & 24-25 being completed by Honkamp. Goal of having financial reports to share with the Board by April meeting. Griggs will meet with our accountant, Yahara, to review tax return when it is completed. Motion made, seconded, and passed to have Herb Kolbe join the Board to fill Goodnow's term starting at the March meeting.

Old Business: Summary of January open house to follow up with residents who attended. Discussed creating a welcoming committee for new residents. Possibility of another informal meeting of the Board and residents later in the year. TPC is planning for their tournament on June 4-7 before the annual meeting.

No need for executive session.

Adjournment: Motion made, seconded, and passed to adjourn the meeting at 7:30 pm.

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