

Cherokee Garden Condominium Association Board Minutes Monday, July 20, 2026, 6:30 pm

Regular Session Called to order 6:32 pm

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

Absent: None

Representatives of Management: Tom Martin and Mike Finnegan

Visitor Comments: None

Guests: None

Minutes: Motion made, seconded, and passed to approve the minutes of the May 18, 2026, meeting.

Motion made, seconded, and passed to approve the minutes of the May 26, 2026, special meeting.

Motion made, seconded, and passed to approve the amended minutes of the June 14, 2026.

Treasurer's Report: Motion made, seconded, and passed to roll over a CD at Dupaco Credit Union at the best available rate after considering cash flow considerations. Discussion regarding association cash needs and account insurance limits.

Building and Grounds:

- Building 6 re-siding underway; minor issues are being dealt with, overall going well.
 - As a result of what's been found during this project, Committee will likely need to develop cost allocation options between owners and Association regarding any needed replacements & repairs due to "limited common areas/elements" aspect of our bylaws when evaluating potential porch sliding door water leakage/damage on other buildings. (Also see Manager's Report, below)
- Outside chance that we may be able to also do Building 7 this year – timing of notice to owners is the key factor.
- Had an owner call after hours because they locked themselves out of their condo; discussed challenges with helping, do we charge for that, etc. No action taken.
- Discussed email from an owner wondering why owners are referred by staff to contact the office with inquires about mulch replacement, tree trimming, etc. and asking for more detailed responses to submitted online maintenance forms. Committee Chair responding to owner.
- Next meeting 8/6/26 5:30 pm.

Orientation Committee: Review tentative implementation plan for new Owner Orientation materials:

- Board review and approval at July Board meeting
- Knox Box informational document to be included in the August or September newsletter as well as added to the CGCH website.
- New Owner Move-In Checklist can be added to New Owner move in documents as soon as the office is ready to begin, hopefully by September. Additionally, ask Kathy to add this to documents on the CGCH Website. Clarification on Knox Box documentation in process. Confirming school district boundaries by building.
- Welcome letter would be emailed to new Residents monthly by the Committee Chair. Kathy is willing to provide a listing of new Residents and their email addresses monthly. Anticipating the first New Owner Welcome Letter would be sent in October and monthly thereafter.

- Implement a bi-annual “new resident hello” meeting at the club house. We thought doing this in the Spring and Fall would work well. This likely would start in the Spring '26. We anticipate a 1-hour period, possibly refreshments. All residents would be welcome, announce in the newsletter and via email to new residents.
- Lastly, we would have an annual review of documents, including the spreadsheet being updated as needed.

Motion made, seconded, and passed that the report of the orientation committee be approved in concept, and the committee provide a final draft of the New Owner Move In Packet and Welcome Letter for board approval next meeting.

Manager’s Report:

- Working through Building 6 siding/window replacement. Discussion of unit owner responsibilities and maintenance communication with contractors. As a result of what’s been found during this project, will be evaluating potential porch sliding door water leakage/damage on other buildings to determine future replacements.
- Landscape bed replacement in front of Building 5 was needed; worked with a horticulturist for best solution.

Presidents Report:

- Review May '26 financials; final FY'26 financials expected by end of July
- Expecting tax return from accountant by 7/24/26

Old Business: None

New Business: Committee membership recruitment meeting planned for September. Eden Vista social invitation in the newsletter. Committee Chair assignments are as follows:

Buildings and Grounds: Griggs

Building Resource: Mertens-Pelliteri

Long Range Planning: Bowes

Northside Planning Council & Community Liaison: Griggs

Board Orientation: Griggs

Policy and Rules: Hoffman

Personnel: Dicks

Pool: Schlictenberg

Owner Orientation: Kolbe

Into executive session at 8:12 pm

Back into regular session at 8:47 pm

Motion made, seconded, and passed in executive session to purchase replacement plant material for the common area of Building 27 and bill the cost to the owner that removed the plant material in violation of House Rules 5.2 and 5.11.

Adjournment: Motion made, seconded and passed to adjourn the meeting at 9:00 pm.

Next Cherokee Garden Board Meeting Sunday August 17, 2026, following the annual meeting.