

Cherokee Garden Condominium Association Annual Meeting Minutes

June 1, 2025 – 7:00 pm

Certification of Voters: 369 units quorum established (180 in person, 189 by proxy).

Proof of Notice was presented.

Call Meeting to Order: President Goodnow called the meeting to order at 7:05 pm.

Voting for Directors: On the ballot were three candidates, Jannis Goodnow, Dave Kinney, and Gretchen Wahl. All were introduced and asked to stand.

Approval of the minutes of the 2024 meeting: Motion was made, seconded and passed to accept the minutes of the Sunday, June 9, 2024, annual meeting.

President's report: Intro of staff and officer responsibilities. Board members then introduced themselves and their committees. Thanks to the staff for their ongoing work. Ballots were collected and handed in.

Manager's report: Tom thanked owners for the significant turnout and thanked the staff for helping to run the meeting and maintaining the grounds. The American Family Tournament was discussed. Owners who have not yet received resident passes for the tournament should contact the office. Workers and deliveries will be allowed in without passes. Signage will indicate private property and the need to display resident passes on their dashboard. The Association will plan for the tournament to be held at TPC Wisconsin for at least three years. Residents will be able to access public land, such as Cherokee Marsh, but may not be able to walk down Sherman Avenue. Manager gave statistics regarding ongoing maintenance of buildings and grounds and staff duties throughout the Association. Golf Parkway road replacement has been delayed until after the tournament. Elevator modernization is ongoing, and appropriate owners will be notified. Dryer vent replacement is ongoing. Tudor buildings siding project will begin shortly, with building 6 being first. Manager will hold meetings with Tudor residents before the project begins on each building. City has changed pick up procedures for large items and landscaping waste. Finances are in good shape; overtime was low and utilities were slightly over budget. Insurance premium has decreased. Owners may want to review their insurance policy for Association loss assessment coverage due to an increase in Association's property damage deductible.

Financial Report and Presentation of the 2025-2026 report: Monthly maintenance fees for the 2025-2026 fiscal year will increase by \$5 for units in non-elevator buildings for capital expenses, with no increase for operations expenses. Monthly maintenance fees for the 2025-2026 fiscal year will increase by \$17 for units in elevator buildings, consisting of a \$5 increase for capital expenses and a \$12 increase for elevator expenses (consisting of \$10 increase for the elevator capital fund and \$2 for the elevator operations) also, no increase in operations expenses for elevator buildings.

Question and Answer Period:

1. There were several comments regarding the existing pool rules. Any changes would need to be reviewed and proposed by the Pool Committee. Those interested in joining the Pool Committee are welcome to contact Chris Hoffman.
2. Clarification was requested on disposing of large items.
3. If a majority of unit owners in a particular building want to remodel common hallways, they should contact the office. In rare instances, the Board may require the remodeling. The Association would pay for painting, but unit owners within the side of the building being remodeled would bear the cost of wallpaper removal, carpet replacement, lighting upgrades or other special improvements.

Old Business: None

New Business: None

Election Results: Jannis Goodnow, Dave Kinney, and Gretchen Wahl were elected to serve the next 3-year term.

Adjournment: 7:59 pm

The next Annual Meeting of the Association may be held on Sunday, June 14, 2026 –7:00 p.m. at St Peter’s Catholic Church, pending review of TPC tournament dates.