

Cherokee Garden Condominium Association Board Minutes Monday, March 23, 2026, 6:30 pm

Regular Session Called to order 6:34 pm

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

Absent: Levy

Guests: Tom Martin and Mike Finnegan

Visitor Comments: Susan Fadness (Building #34) shared her thoughts on revitalizing the Orientation committee.

Minutes: Motion made, seconded, and passed to approve the minutes of the February 2026 meeting. Amended February minutes to include Board approval of rolling over an additional CD at Summit Credit Union that matured in March.

Treasurer's Report: Yahara contacting Honkamp to coordinate financial review. Awaiting financial reports from Yahara.

Building and Grounds: Siding and window work on building 6 will commence when weather warms. Blackhawk/Gompers school construction underway; they seem to have adequate on-site parking for workers so far. Completion is planned for the start of the 2027 school year. Traffic calming measures are being considered for Wheeler Rd. A second, smaller golf tournament will be held at TPC Cherokee later this summer after the AmFam tournament, less disruptive. Tom heard back from AT&T about fiber optic.

Personnel: Five members agreed to participate in committee and plan for adjustments along budget considerations.

Manager's Report: Orientation packet is given to new residents upon closing. Ongoing discussion with AT&T for getting fiber optic cable to all buildings on the property (\$35 per month per unit for 10 years for the entire association). Majority of units currently use Spectrum. No new snow machine for now with possibility to add to next year's budget. Reviewing finances and finishing up restoration of fire and water damage in Building 7. Motion made, seconded, and passed to grant the general manager the authority to purchase snow removal equipment.

Presidents Report: Welcomed Herb Kolbe to the board. Revamping Orientation Committee to focus on creating communications for both new owners and new Board members. Wahl to chair Orientation committee with Kolbe and Fadness joining.

Owners: Be a "Welcome Wagon"-type of Committee for new owners instead of organizing big meetings; provide/point out sources for contact information, common points of confusion, good-to-knows, etc., always encouraging use of the website and email.

Board members: Board terms, rotation, fiduciary duties, requirements for serving, meeting structure, executive session requirements, applicable by-laws, information on website, operating rhythm, updating website page about Board.

No further updates on the limited review of our financial results for both fiscal years '23-'24 and '24-25, tax return, reporting. Will meet with Yahara once audit and tax return are finished. Goal remains to have financial reports to share with the board by April's meeting. Budget communication between Yahara and management is ongoing.

Old Business: None

New Business: Motion made, seconded and passed to approve Amy Schwichtenberg (1414-Wheeler Rd., Unit A, Building #7) to fill remainder of Dave Kinney's board term.

Into executive session at 7:38 pm

Back into regular session at 7:58 pm

Adjournment: Motion made, seconded and passed to adjourn the meeting at 8:00 pm.

Next Cherokee Garden Board Meeting April 20, 2026, at 6:30 pm in the Clubhouse.