

## **Cherokee Garden Condominium Association Board Minutes Monday, May 18, 2026, 6:30 pm**

### **Regular Session Called to order 6:33 pm**

**Present:** Griggs, Dicks, Bowes, McKinley, Levy, Schwichtenberg, Kolbe, Hoffman

**Absent:** Wahl

**Representatives of Management:** Tom Martin and Mike Finnegan

**Visitor Comments:** None

**Guests:** Linda Brown (1430 Wheeler Ct., B), Lori Mertens-Pellitteri (1618 S Golf Glen, F)

**Minutes:** Minutes of the April 2026 meeting were amended to refer to Tom and Mike as representatives of management. This will continue going forward. Motion made, seconded, and passed to approve the amended minutes of the April 2026 meeting.

**Treasurer's Report:** Yahara is prioritizing tax filing before presenting financial statements to the board. Management continuing to review online financial results regularly. Motion made, seconded and passed to authorize the Treasurer to roll over two CDs coming due in June at the best rate and terms.

### **COMMITTEE MEETINGS**

#### **Building and Grounds:**

- Status of Building 6 re-siding; will notify owners when date is set
- Boiler manufacturer ceasing operations in North America may cause unexpected future replacements vs. repairs; this will affect some of our boilers
- Devising a plan for the plant bed in front of Building 5
- Removing problem/damaged trees
- Minimal hail/wind damage from recent storms, repairing as need
- Buildings 12, 13, 14 are on the schedule for roof replacement this year; doing 14 for sure, owners notified; 41 will be replaced next year
- Code change for venting water heaters pushed out a year, may need to evaluate alternatives if implemented

**Long-range Planning:** The 20-year plan for building and grounds projects is updated and reviewed annually. Committee reviewed the updated 20-year plan and had no recommendations for changes.

**Personnel:** Budget and workforce reviewed for long-term personnel planning. Discussion on Committee's recommendations for budgeting and pay raises for individual employees handled in Executive Session to preserve confidentiality.

**Orientation:** Met twice since last meeting. Working to put together materials for new resident distribution. Additional actions discussed to welcome new residents. Motion was made, seconded, and passed to establish a separate ad hoc committee to provide orientation to new board members and ongoing training.

**Manager's Report:** Golf tournament coming up in the first week of June. Affected units should have been notified by TPC. Management will provide paper passes for association surface parking.

FY'26-'27 Budget discussion: Increases to Property & Casualty (P&C) Insurance premium and water/sewer rates and fees will be challenging for our budget. We prepay our insurance premium in full at the start of the year to get a 10% discount. Pending final numbers, we received an approximately 50% increase in P&C premium for the next fiscal year. We had our broker do a market check for better rates, but our current insurer is still lower than what is available elsewhere. Water/sewer rates are increasing approximately 16%. Our number of employees will remain the same. Elevator fees will remain flat. Elevator and capital reserve fees will remain the same. All in, expecting overall \$200,000 shortfall. Pending final cost numbers, estimating a \$29 monthly maintenance fee increase at this point.

Likely opening both pools next weekend. Management will monitor any long-term changes to TPC and maintenance/office space lease impacts. Annual meeting upcoming. The board has two open spots. We are seeking interested residents to contact the association or president if interested in running. Annual meeting packet to be finalized in the coming week. Setzke dish installation was completed and satisfactory.

**Presidents Report:** Waiting for updated financial statements and tax return.

**Old Business:** None

**New Business:** Motion made, seconded, and passed to approve the budget as presented with a provision of a not to exceed 3% adjustment if needed, pending receiving final numbers.

Into executive session at 7:50 pm

Back into regular session at 8:33 pm

**Adjournment:** Motion made, seconded and passed to adjourn the meeting at 8:37 pm.

**Next Cherokee Garden Board Meeting Sunday June 14, 2026, following the annual meeting.**