

Cherokee Garden Condominium Association Board Minutes Monday, October 20, 2025 6:30 pm

Regular Session Called to order 6:30 pm

Present: Griggs, McKinley, Wahl, Marks Dicks, Levy, Bowes

Absent: Hoffman, Kinney

Guests: Tom Martin, Mike Finnegan and Amy Lowe

Visitor Comments: None

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

Treasurer's Report: Bowes reported the accounting is getting smoother as we continue our transition to the new accounting firm. We ran the first batch of payments for October, and we are waiting for new financial statements. A motion was made, seconded, and passed to accept the Treasurer's Report.

Building and Grounds: Griggs reported the Building and Grounds Committee met and discussed updates on ongoing projects. The committee also discussed at length the recent watershed study for the Cherokee Marsh area and it appears our buildings are all high enough to not be affected. Our maintenance building also appears to be well out of any flood plain as well. Part of Sherman Avenue leading to the maintenance facility would likely be affected in a 100-year rain event and we want to be prepared in a worst-case storm event. Martin is confident such an event would not cause a significant disruption of regular Cherokee operations.

Executive: Marks Dicks prepared a document to be reviewed by the Board regarding creating an invitation to send to the owners to encourage more people to get involved with the association through committees or to run for the Board. She suggested we set up a meeting for interested owners to learn about how to get involved with the Board and committees. She asked the other Board members to look over her document and send her suggestions or edits. The initial document will be delivered to the owners in December, and the actual invitation will go to the owners in January 2026, closer to the actual date of the meeting. The date of the meeting is yet to be determined.

Manager's Report: Martin reported our staff is finishing up touching up the edges of the Golf Parkway roadway. Martin said the new roadway turned out very well. Martin also indicated that the building 40 roof replacement was just completed. This was the largest roof we have in the association. The new hail resistant shingles are a big improvement over the original roof. Martin reported that the association is also continuing valve replacements in the garages on the domestic common water valves. Martin indicated the volume of landscape materials we need to remove from the development requires additional staff to keep up with the cross-town disposal. We were fortunate to have a few summer staff available to help us out, especially with the upcoming leaf collection process beginning this month.

Presidents Report: Griggs reported the Blackhawk School project is on our radar. Traffic will likely be affected once the construction begins along Wheeler Road. It was suggested we put a link on our website as we get more information on the project. New Blackhawk/Gompers school project plans are on the City Planning website here:

<https://www.cityofmadison.com/dpced/planning/development.cfm?record=LNDUSE-2025-00062>. Once there, click on the links for the (currently) 2 Legistar files on this project. Pages 15-17 of Legistar file 89234 appear to be the full overhead view of the new building and grounds will look under the current plan. Page 9 of Legistar file 88480 shows a similar view.

New Business: none

Into executive session at 7:22 pm.

Back into regular session at 7:23 pm

Adjournment: Motion made, seconded and passed to adjourn the meeting at 7:24 pm.

Next Cherokee Garden Board Meeting November 17, 2025, at 6:30 pm in the Clubhouse.