

Cherokee Garden Condominium Association Board Minutes Monday September 15, 2025 - 6:30 pm
Regular Session Called to order 6:33

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

Absent: Kinney

Guests: Tom Martin, Mike Finnegan, Paul Hartwig

Visitor Comments: None

Minutes: Motions made, seconded, and passed that amended August 18, 2025 meeting minutes be approved.

Treasurer's report: Yahara now has online access to all of Cherokee's banking information. All records from the old accountant have been taken to Yahara, and Yahara is contacting Honkamp (auditor) to coordinate on their review of our financials. We should begin receiving our regular financial reports within the next two months. We have had two batches of check for approval. All issues with the first batch have been resolved. The second batch went smoothly. Tom will contact Yahara about why we send both statements and invoices to them. Motion made, seconded, and passed to accept the Treasurer's report.

Finance Committee: No meeting but Yahara has what it needs for now.

Building and Grounds: Siding replacement will occur in late October. Dryer vent replacement discussion is ongoing.

Manager's Report: The Golf Parkway road replacement is underway. Paving will be completed the week of 9/15/25. All remaining dryer vents with bird screens will be replaced. Replacing remaining flexible dryer vent lines will be scheduled. Ventless dryers were briefly discussed as a possible alternative to offer owners. Tom met with most unit owners regarding window replacement corresponding with the siding replacement project at building 6. We may need to purchase a woodchipper to address landscaping waste hauling needs. Website migration, uploading required documents is ongoing alongside accounting transition. Elevator replacement is forthcoming as well.

President's Report: Appreciation to Jannis Goodnow for her service on the board after her resignation. 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: Board member replacement discussion to be paired with some education outreach to residents. Executive committee to meet to discuss options for replacement.

Adjourned to executive session at 7:28 pm, resumed regular session at 7:44 pm.

Meeting to adjourn at 7:45 pm.

Next Cherokee Garden Regular Boarding Meeting to be held on the Third Monday of October, 10/20 at 6:30 pm