

Cherokee Garden Condominium Association Board Minutes Monday, September 21, 2026, 6:30 pm

Regular Session Called to order 6:32 pm

Present: Griggs, Dicks, Bowes, Schlictenberg, Kolbe, Hoffman, Gehler, Wahl

Absent: Mertens-Pellitteri

Representatives of Management: Tom Martin

Visitor Comments:

Guests: None

Minutes: Motion made and seconded to approve the minutes of the August 17, 2026, meeting. Minutes amended to correct name typo. Amended motion seconded and passed.

Treasurer's Report: Identified corrections to the Cash Accounts Summary sheet: Renewed Summit CU-CD with a 10/25/27 mature date. Split funds in Old National Bank checking account, with \$97,000 going into a CD and \$49,000 in savings. Motion made, seconded, and passed to authorize the Treasurer to roll over the CD we have at Bank of Sun Prairie at the highest rate available. Motion made, seconded, and passed to authorize the Treasurer to invest excess funds at Old National Bank into a new CD at the highest rate available.

Building and Grounds: Committee did not meet this month.

Personnel Committee: Met and focused on manager retirement/transition, staff benefits, and long-range staffing needs. Reviewed all manager responsibilities. Committee meets the first Tuesday of every month.

Orientation Committee: Met and focused on planning for New Owner meet and greet on November 10 from 6:30-8pm. The meeting will be announced in the next newsletter. Committee shifting to quarterly meetings.

Building Resource Committee: Walkthrough inspection dates set: 10/8/26; 10/29/26; 11/12/26 (if needed). Golf Carts requested. Working with CGCH Office to verify most current posting on trash rooms, elevators, and bulletin boards. Plan to have copies made of inspections and copies available so postings can be updated if needed. Next meeting is 11/19/26 at 10:00.

Pool Committee: Suggestions from owners included:

- Extending pool hours one hour later
- Extending season pending weather and staffing availability
- Leaving pool furniture out after pools closed for the season
- Allowing food to be brought into pool area

Chair to meet with Tom to discuss next steps.

Rules Committee: Will meet before next board meeting.

Manager's Report:

- Update on staffing changes with new employees coming on.

- Elevator work: Ongoing in Building 41 and coordinating with City inspectors for approval. Building 24 work was started and is ongoing.
- Wrapping up Building 6 siding/window project. Lessons learned on work crew performance and seeking more bids for future siding work.
- Equipment was purchased for new mower. Motion made, seconded, and passed to authorize General Manager to shift purchase of snow equipment originally approved as a capital expense in fiscal year 25-26 to fiscal 26-27.
- Upcoming newsletter will include information on Knox Boxes, Orientation committee meet and greet, and committee introduction meeting.

Presidents Report:

- Reviewed July '26 Financials, cash accounts summary. Notes expanded to explain line items throughout financials.
- The City's North Area planning process starting in October; monitoring any substantial local impacts.

Old Business: None

New Business: None.

Into executive session at 7:34 pm

Back into regular session at 8:00 pm

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

Next Cherokee Garden Board Meeting Monday October 19, 2026, 6:30 pm. Recorded by Chris Hoffman, Secretary of the Board.