

2015 Annual Meeting: Cherokee Garden Condominiums, June 14, 7:00 p.m.

Certification of Voters

Proof of Notice

President Doug Ayers called the meeting to order at 7:00 p.m. Meeting met the quorum with over 300.

Ayers introduced the directors and recognized maintenance

Quorum was met and a motion made to accept those running for the board to the board. Motion, seconded and passed.

2014 minutes were reviewed. Motion made to approve and seconded. Motion passed.

President's Report: Doug Ayers turned the meeting over to Martin who thanked volunteers. Jannis Goodnow was appointed to fill the remainder of AJ Harrison's term which ends in 2016.

Manager's Report: Tom Martin explained the 2013 procedural error because the meeting did not have a quorum. The attorney recommended we pass a meeting to rectify the 2013 vote. A motion was made and passed.

Martin explained new staff and the combining of the two offices. Website is up and becoming a useful tool. A tree service is working on the aging grounds. There are multiple projects: the new pool has a new roof; pools repaired from winter damage and open. Water meters have been updated to monthly. Maintenance has been working on my conservation efforts: roofs and insulation; boilers are being replaced with a more efficient type; LED lights are replacing old types; and several small projects. GIS mapping is continuing on plants and they will be adding underground utilities. Security doors have been updated. Last year's retaining wall has been well received; another will go in behind bldg. 16 as soon as the weather permits. Bldg 36 will get new wing-walls and wood stairs will be replaced with cement. There is new landscaping in many of the old areas. Repair of sidewalks and roadways is continuing

Financial Report: Rick Lenart prepared the financial information that was distributed to the members. Martin presented the main items: The balance sheet shows a healthy budget with most costs under or very close.

Martin explained the change in increase to the fees. This year the Board changed from a percentage increase (which has been used for 40 years) to a flat rate increase. There will be a \$4 increase; \$3 to go to capital funds and \$1 to the general fund.

Questions and Answer Period: Jerry Torte Bldg 40 reported a sinking drain – Martin state it's in the contractor's list and will be taken care of. Jacki ?? Bldg 17 complained about dog waste. Joseph Foth Bldg 91: Golf Parkway is deteriorating. Martin reported that we are working with the Town Homes, The country Club and Cherokee Park to come to an agreement on payment; reported fire hose from Golf Course Rd to the Country Club pool – Martin state the city is metering it. Wheeler Bldg 24 had question on roof and cost; Martin explained the assessment process. Pat Brunning, bldg. 19, garage key not working, maintenance will check.

Old Business: None.

New Business: None.

Election Results: David Lewke, Paul Hartwig, and Jean Staral elected.

President Ayers adjourned the meeting at 7:30.