

Cherokee Garden Condominium

Board Minutes January 16, 2017 – 6:30 Regular Board Meeting

Present: Doug Ayers, Jannis Goodnow, Paul Hartwig, Ron Holt, Dave Lewke, Jerry Paulson, Jean Staral, and Tom Martin, General Manager

Absent: Jackie Bowe, Ralph Brown

President Ayers called the meeting to order at 6:30 pm.

Visitors: None.

Minutes: December minutes were reviewed; Lewke made a motion to accept minutes, motion passed 7-0.

Treasurer's Report: Paul Hartwig. We are halfway through the year and ahead of budget and on target.

Buildings and Grounds: Jannis Goodnow, chair. No meeting.

Long Range Planning: David Lewke, chair. No meeting.

Policy & Rules Committee: Jackie Bowe, chair. No meeting.

Pool Committee: Paul Hartwig, chair. No meeting.

Building Resource: Ron Holt, chair. No meeting.

Personnel Committee: Doug Ayers. No meeting.

Orientation Committee: Ralph Brown, chair. No meeting. By April we'll be looking at another meeting for new owners.

Northside Planning Council Jerry Paulson, chair. No news.

Manager's Report: Maintenance is busy with snow removal and clean-up. Garages are being cleaned and washed. Some pruning is still on the schedule. Bldg 7 had a freeze up in one unit, system repaired. The warmer weather has been good for the heating bill. City is getting to the elevator inspections this month. Fire alarm is being reworked in Bldg 1.

President's Report: Ayers. Asked maintenance to repost job costs on bulletin boards where they are missing.

Unfinished Business: None.

New Business: None

Next regular meeting of the Cherokee Garden Condo Board will be 6:30, February 20, 2017.

Motion made and approved to adjourn 6:50 p.m.

Cherokee Garden Condominium

Board Minutes February 20, 2016 – 6:30 Regular Board Meeting

Present: Doug Ayers, Ralph Brown, Jackie Bowe, Janice Goodnow (present by conference phone), Paul Hartwig, Dave Lewke, and Tom Martin, General Manager

Absent: Ron Holt, Jerry Paulson and Jean Staral

President Ayers called the meeting to order at 6:30 pm.

Visitors: No Comments

Minutes: January minutes were reviewed; Motion to accept minutes, motion passed 6-0.

Treasurer's Report: Paul Hartwig gave a brief review of the financial statements; the utilities which include heat, electric and water are under budget by \$40,148. Tom added the mild weather this month should keep us below budget for heat.

Buildings and Grounds: Janice Goodnow, no meeting. A meeting will be held in March with committee to discuss upcoming projects and bids.

Long Range Planning: David Lewke, chair. No meeting.

Personnel Committee: Doug Ayers. No meeting. Personnel meeting will be scheduled in a few weeks.

Policy & Rules Committee: Jackie Bowe, chair. No meeting.

Pool Committee: Paul Hartwig, chair. No meeting.

Building Resource: Ron Holt, chair. No meeting. Tom reported building 18, 79 side is remodeling their hallway they are planning new carpeting, light fixtures, chair rail, and replacing lock color on their unit doors. Building 5, 1430 is next in line for carpet.

Orientation Committee: Ralph Brown, chair. No meeting. Working on date for next orientation.

Northside Planning Council. Doug reported the NPC is discussing the Oscar Mayer Physical Plant closing and future property use and development ideas. If anyone is interested in reviewing the progress of the committee, you can get information from District 12 Alder, Larry Palm's website: <https://www.cityofmadison.com/council/district12/>.

Manager's Report: The association is working on a final draft of a long-term road agreement for Golf Parkway. Doug will review and make any suggested changes, Janice will review Doug's suggestions and a final draft will be sent to each board member to review and add any suggestions. Specific instructions for the document update will be on the first page. The final draft will be discussed at the next regular meeting.

Website is being updated. The association website has been maintained by former Board member Jane Aldrich who will remain involved as needed to ensure a very smooth transition. Several staff members will be trained to be able to make needed updates on the website.

Tom reported staff is utilizing new LED lighting in a number of areas indoors and outdoors as an effort to reduce electrical consumption and longer bulb life and lower recycling costs.

Maintenance department is using more variable speed drive pumps, which bring substantial electrical savings and reduced pipe erosion.

Elevators were pressure tested and two need new seal packing. 1602 and 1628 which has been scheduled with the contractors.

Tom said the winter has caused some road cracks, which will be scheduled in the spring.

New fire alarms are completed in both Building 1 and 4.

Tom reported he had to send a warning letter to two units regarding dogs. One owner was staking dog outside unattended and one owner allowed dog to use the basement instead of walking dog outside. The owner using the basement was cleaning up, but it is unsanitary. Next notice will include \$100 fine.

President's Report: Ayers. Doug inquired about the soil being stockpiled on CPI land near the driving range. Tom Martin indicated the soil being placed on CPI property is temporary and will be used for future development.

Unfinished Business: None.

New Business: Bowe discussed the procedure for updating rules on the website. Tom and staff will work with the rules committee to streamline the process.

Next regular meeting of the Cherokee Garden Condo Board will be 6:30, March 20, 2017. Motion made, seconded and approved to adjourn at 7:15 p.m. Respectfully Submitted,

Tom Martin, *General Manager*

February 20, 2017, Board Minutes (to be approved at next meeting).

Cherokee Garden Condominium

Board Minutes March 20, 2017 – 6:30 Regular Board Meeting

Present: Doug Ayers, Jackie Bowe, Jannis Goodnow (by conference call), Paul Hartwig, Ron Holt, Dave Lewke, Jerry Paulson, Jean Staral, and Tom Martin, General Manager

Absent: none

President Ayers called the meeting to order at 6:30 pm.

Visitors: Bobbi Thornton requested permission to post a battery operated emergency light the size of a light switch in her common area. Building and Grounds will review and report back.

Minutes: February minutes were reviewed; Paulson made a motion to accept minutes, motion passed 9-0.

Treasurer's Report: Paul Hartwig. Hartwig reviewed specifics, utilities are under budget and we are on target.

Buildings and Grounds: Jannis Goodnow, chair. Committee met to review the issue with the numerous carbon monoxide detectors inside the individual units near the end of their life. Tom has found new detectors are available with a 10-year service life that has a built in 10-year battery. There was a consideration to replace all the smoke detectors along with carbon monoxide detectors but since they still have service life remaining and the immediate need for replacing the carbon monoxide detectors it was decided we would wait until 2018 to work on the smoke detector replacement. In unit detectors are the unit owner's responsibility, but after discussion of the problem of the current detectors failing at a high rate and the Board's desire to ensure all units have a safe and functioning low maintenance carbon monoxide detector, a decision was made to replace them all as soon as possible. Due to current and immediate need for the carbon monoxide detectors to be replaced, Lewke made a motion that all carbon monoxide detectors be replaced at the Association's expense. Motion passed 9-0.

Long Range Planning: David Lewke, chair. Lewke reviewed the updated long-range planning budget. Lewke made a motion to accept the Long-range planning budget, motion passed (9-0)

Policy & Rules Committee: Jackie Bowe, chair. Met to review website and process for updating rules on the web and in the official rules document. The committee chairs are to notify the office when there is a change to the rules. The office will insert the new rules onto the website and in the official copy of the rules, in the association office, after it is approved by the full Board. This process will be under review.

Pool Committee: Paul Hartwig, chair. No meeting. Martin mentioned more chairs and two new tables were ordered for the pool by the Powwow room and will arrive before Memorial Day.

Building Resource: Ron Holt, chair. No meeting. Reported that the hallways of four buildings have been updated. Building reviews will start again in a month. Bldg 1524 has requested the common area to be painted.

Personnel Committee: Doug Ayers. Next meeting is scheduled for April 6th at 5:00 PM.

Orientation Committee: Ralph Brown, chair. No meeting.

Northside Planning Council Jerry Paulson, chair. Little is happening due to spring elections. Jerry did report on a new website called Cherokee Neighbors which includes the development around Cherokee Marsh area.

Manager's Report: Maintenance has been dealing with the carbon monoxide alarms. They have also started working on tree removal including ash trees; many ash trees will remain and will be treated to prevent ash borer. Maintenance is also considering purchase of a stump grinder. Building 30 has a stone retaining wall that needs some repair. Golf Parkway Road Agreement is still under discussion. Website is updated. Martin will be updating his pool operator license.

President's Report: Ayers reported his topics had been discussed.

Unfinished Business: None.

New Business: A truck was reported on the double sidewalk on Sunday. Owners should be reminded this is for pedestrian traffic and emergency vehicles only. Staff will try a new post at each end.

Next regular meeting of the Cherokee Garden Condo Board will be 6:30, April 16, 2017. Motion made and approved to adjourn 7:30 p.m.

**Cherokee Garden Condominium
Board Minutes April 17, 2017 – 6:30 Regular Board Meeting**

Present: Doug Ayers, Jackie Bowe, Jannis Goodnow, Paul Hartwig, Ron Holt, Dave Lewke, Jerry Paulson, and Tom Martin, General Manager

Absent: Ralph Brown, Jean Staral. (In Jean's absence, Jannis took the minutes.)

President Ayers called the meeting to order at 6:30 pm.

Visitors:

Kari and Tim Knowles, Bldg 13, introduced their expeditor, Tom Henter, who reiterated the Knowleses' desire for a single central window when their porch is remodeled, noting that the Knowleses may be willing to pay for any increased costs. Tom Martin explained some of the reasons for the engineer's design and said that the Bldg 13 porch project will be scheduled for some time in 2018.

Harold Kunz, 75 Golf Parkway, questioned the replacement of the CO detectors at Association expense using Association personnel. Goodnow and Martin went over the Board's reasons for that decision, including the emergency nature of the replacements and the inefficiencies of billing and collecting a relatively small amount from each owner. Martin noted that owners have been informed that the next round of replacements may be done differently. Kunz suggested that Board expenditures over a certain amount be put to a vote of the owners. Ayers opined that asking 570 unit owners for approval of an expenditure would be inefficient and impractical, and that the Board was acting within its authority in ordering the replacement of the CO detectors at Association expense.

Minutes of March meeting were unanimously approved, as amended by inclusion of Jackie Bowe's revised March 20, 2017, email regarding procedure for updating rule changes on website.

Treasurer's Report: Paul Hartwig. Financial report was discussed. Hartwig noted a surplus due to two mild winters. Report was unanimously approved.

Building & Grounds Jannis Goodnow, chair. Committee met on April 12th. We are awaiting dates from the contractor to start the Bldg 12 porch remodel. We are awaiting documentation from CPI before moving forward with the Golf Parkway expense sharing agreement. The Board had instructed the Committee to address an owner's request to place stick-on battery-operated lights in the common areas of Bldg 29. The Committee recommended that the Board not approve the request. Motion to accept the Committee's recommendation passed unanimously.

Long Range Planning: David Lewke, chair. No meeting.

Policy & Rules Committee: Jackie Bowe, chair. No meeting.

Pool Committee: Paul Hartwig, chair. Committee met on April 10th. Some new pool furniture has been purchased, as the cost to repair is approaching the cost to replace. The Committee responded to an owner's inquiry as to why the pools cannot stay open longer into September. The Committee also discussed the exercise class which, last season, was held 4 days a week in the Golf Glen pool. There had been some concern last season that the class took up too much of the pool, preventing others from using it while class met. The Committee recommended that the exercise class take place on Tuesdays and Thursdays in one pool, and on Wednesdays and Fridays in the other pool, and that class last no longer

than 75 minutes. Motion passed unanimously to accept the Committee's recommendation. Bowe will work out the procedures with Martin and the class leader.

Building Resource: Ron Holt, chair. Holt reported that a majority of Bldg 5 owners want to redecorate over the next few years. He will meet with Martin to discuss their lighting options.

Personnel Committee: Doug Ayers. See separate minutes of Executive Session.

Orientation Committee: Ralph Brown was absent. Martin said that a meeting will be scheduled for May.

Northside Planning Council Jerry Paulson, chair. No news.

Manager's Report: Tom Martin. CO detector replacement is underway. Goal is to handle up to 20 buildings per week and should be concluded soon.

Stairs by Bldg 40 were fixed again in the fall, but Martin suggested we move up consideration of removing the stairs and rerouting the sidewalk from the driveway to the front door. The sidewalk would go in front of a patio that will also need grading at the same time. This project will be planned for the 2017-2018 fiscal year.

The time for review of the Association's insurance is approaching. Martin will speak with the Association's insurance agent about possibly attending a meeting to address any questions the Board may have.

In response to a complaint, Martin had sent a letter to a unit owner advising her that she cannot tie her cat out in the common area while she remains inside her unit. The unit owner requested a variance from Rule 10.2, which states that pets cannot be left unattended in common areas. She asked that she be allowed to leave the cat tied up outside in the common area while she observes the cat from inside her unit. After discussion, the Board determined that this would be in violation of Rule 10.2 and that no variance would be granted at this time.

President's Report: Doug Ayers. A budget meeting will be held at 6:30 p.m. on May 8th.

Unfinished Business: None.

New Business: None

Next regular meeting of the Cherokee Garden Condo Board will be at 6:30, May 15, 2017.

Board went into Executive Session at 7:55 to discuss personnel matters. Motion made and approved to adjourn at 8:20 p.m.

**Cherokee Garden Condominium
Board Minutes May 15, 2017 – 6:30 Regular Board Meeting**

Present: Doug Ayers, Jackie Bowe, Jannis Goodnow , Paul Hartwig, Ron Holt, Dave Lewke, Jerry Paulson, Jean Staral, Ralph Brown and Tom Martin, General Manager

Absent: none

President Ayers called the meeting to order at 6:30 pm.

Visitors: Sandy and Dennis Reno bldg 36 and Ilene Doll, bldg 36, reported an infestation of carpenter ants. She had pest control and Martin look at the situation, other units are also seeing them. Martin explained the situation, the entire perimeter of the building was treated and maintenance will continue to explore other options.. Sandy Reno stated the mason who inspected her walls found water was behind the water vapor barrier in her Wisconsin Room before they sealed and caulked the area in question. Building and Grounds along with Maintenance will continue to try to solve the situation and discuss with the pest control company.

Mike Wisneski, bldg 15, presented a report on the recent change at Truax and the increased military flights over the Cherokee Complex with the increase in noise. He left a log of incidents, people he contact and information he gathered. He requested the report be included in the May minutes, and that a committee continue looking into the problem. Motion made by Bowe to accept report into the minutes, motion approved 9-0.

Nolan Anderson, Farmers Insurance Rep. spoke to the board about our needs and coverage. He answered all questions.

Minutes: April minutes were reviewed and approved with the following clarification: Where the minutes say “Committee recommended ...” to “After discussion, motion passed unanimously that the exercise class take place on Tuesdays and Thursdays in one pool, and on Wednesdays and Fridays in the other pool, and that class last no longer than 75 minutes.” Goodnow made a motion to accept minutes, motion passed 9-0.

Treasurer’s Report: Paul Hartwig. Hartwig reviewed specifics, utilities are under budget. Martin will go into more detail in his report. Ayers noted a large, consistent balance in the Checking and Money Market accounts and discussed moving some of those funds to a Certificate of Deposit (CD) for a higher return (interest) on our money.. Goodnow will form an ad hoc committee, and will discuss with the accountant, talk to banks, and determine options.

Buildings and Grounds: Jannis Goodnow, chair. Committee met and decided that Bldg 12’s porch replacement will start within two weeks, CO2 replacement is complete with a few exception. The agreement over Golf Parkway is still under consideration. Railing replacements for bldg 20-23 were recommended and are in the budget. Lewke suggested a water feature east of the “old pool.” Feasibility study to follow. A bench was requested for South Golf Glen and Sherman, abutting the sidewalk. There is an issue with a slant. Martin requested a quote for a bench, maintenance believes they can level out the area. Goodnow made a motion that a bench and associated landscaping be place in the area of S Golf Glen and Sherman at a cost not to exceed \$3000. Motion passed 9-0. Lewke requested a study to see if a water feature on the west side of the complex is feasible. Lewke will head up a subcommittee to consider it.

Long Range Planning: David Lewke, chair. No Meeting.

Policy & Rules Committee: Jackie Bowe, chair. No Meeting.

May 15, 2017 Board Minutes (to be approved at next meeting).

Pool Committee: Paul Hartwig, chair. No Meeting.

Building Resource: Ron Holt, chair. No Meeting.

Personnel Committee: Doug Ayers. No meeting.

Orientation Committee: Ralph Brown, chair. Orientation was held May 10 with good attendance.

Northside Planning Council Jerry Paulson, chair. The noise abatement issue, from Mr. Wisneski, will be addressed by Paulson who will form an ad hoc committee. Martin suggested discussing it with an owner who has connections to the airport along with other resources.

Manager's Report: Martin had a request for a pool lift at the newest pool by an owner with a disability. The Association has a responsibility under the ADA to keep the public areas accessible for residents. Ayers made a motion to put in the lift. Discussion followed about concerns and cost. Martin will check with the City on requirements and obligations. Building and Grounds will follow up. Swimming pools have been repaired and painted.

Martin went over the recommended budget for next year. Martin recommended moving money saved on elevator inspection to elevator capital costs. Contracted services (with townhouses) were adjusted up. Water and sewer were increased; electricity has been a savings through energy conservation. Heating has been lowered substantially over the years through window replacements, boiler replacements and warmer winters. Building repairs include small brick and roof damage due to thawing and freezing. Grounds maintenance is up a bit for tree removal and ash borer prevention. The budget committee recommended there be no increase in operations and four dollars for capital to start to fund items that are new to the budget (railing replacement for example). Goodnow made a motion that the budget be accepted subject to minor changes with an increase in the overall monthly maintenance fee of \$4 per unit. Motion approved 9-0.

President's Report: Ayers requested that dates be on all Association documents. Also, Ayers had a request regarding shelves in front of a parking space; spaces are not designated for storage and cannot be used do to liability.

Unfinished Business: None.

New Business: None.

The next meeting is the Annual Meeting, June 11, 2017, 7 p.m., at St. Peter's Church

Next regular meeting of the Cherokee Garden Condo Board will be 6:30, July 17, 2017.

Motion made and approved to adjourn 9 p.m.

Cherokee Garden Condominium

Board Minutes July 17, 2017 – 6:30 Regular Board Meeting

Present: Jackie Bowe, Edna Canfield, Michael LaForest, Dave Lewke, Jannis Goodnow, Paul Hartwig, Ed Haferman, Gerald Paulson, Jean Staral, Tom Martin (General Manager)

Absent: none

President Goodnow called the meeting to order at 6:30 pm.

Visitors: Many visitors. Carol Snow requested neighbor parties outside not always be held in the same place, complained of noise. Ron Holt stated the parties were attended by the neighbors.

Minutes: May minutes were reviewed and amended to reflect the correct spelling of “Wisniewski” under the visitor section. Jerry Paulson made a motion to accept minutes, motion passed 9-0.

Treasurer’s Report: Paul Hartwig. Reviewed the end of the fiscal year, under budget by approx. \$67,000 primarily in utilities. Martin will cover details in his report. Lewke made motion to approve Treasurer’s report (approve 9-0)

Buildings and Grounds: Jannis Goodnow, chair. Porch on bldg 12 is moving along fine. Agreement on Golf Course Road is moving forward. Bench for Golf Glen is on order, railings are on order, still investigating a new water feature. A Little Free Library was donated and approved to go in at 1410 Wheeler.

Long Range Planning: David Lewke, chair. No Meeting.

Policy & Rules Committee: Jackie Bowe, chair. No Meeting.

Pool Committee: Paul Hartwig, chair. No Meeting.

Building Resource: Mike LaForest, chair. Met with previous chair. Is researching replacement of the recessed lighting in 1426 Wheeler. Has formed committee and will begin walk-throughs in Aug.

Personnel Committee: Jerry Paulson. No meeting.

Orientation Committee: Ed Haferman, chair. No meeting.

Northside Planning Council: Edna Canfield, chair. No meeting

Manager’s Report: Martin reported that the road agreement is still in negotiation and that there are several ways to go. Building and Grounds will review and recommend the options. There are many conifers are suffering from the wet weather and maintenance is working to remove them. Pools have been maintained well. Mulch is being distributed.

President’s Report: Goodnow welcomed new board members. Mentioned that we are researching possible CDs for condo funds.

Unfinished Business: None.

New Business: Bowe had questions about an annual party. Martin explained most are spontaneous. LaForest requested a note in the next newsletter that traps should only be set outside by maintenance. Staral requested that a note be put in the newsletter that a reminder be put in that any dog whether owned by a resident or visitor, must be on a leash.

The board moved into an executive session for the remainder of the meeting. Motion made and approved to adjourn 7:50 p.m. **Next regular meeting of the Cherokee Garden Condo Board will be 6:30, August 21, 2017.**

Addendum

2017 Organizational Meeting, June 11, 2017

Cherokee Garden Condominiums Board

Present: Jackie Bowe, Edna Canfield, Michael LaForest, Dave Lewke, Jannis Goodnow, Paul Hartwig, Ed Haferman, Gerald Paulson, Jean Staral

Goodnow called the meeting to order at 7:45 and reviewed the board obligations and officer/chair duties.

Discussion of officers followed.

Staral nominated Goodnow as president; elected 9-0.

Goodnow nominated Paulson as vice president; elected 9-0.

Lewke nominated Hartwig as treasurer; elected 9-0.

Hartwig nominated Staral as secretary; elected 9-0.

Discussion of committees followed.

Jannis Goodnow to chair Buildings and Grounds: motion passed 9-0.

David Lewke to chair Long Range Planning: motion passed 9-0.

Jerry Paulson chair Personnel Committee: motion passed 9-0.

Jackie Bowe to chair Policy & Rules Committee: motion passed 9-0.

Paul Hartwig to chair Pool Committee: motion passed 9-0.

Mike LaForest to chair Building Resource: motion passed 9-0.

Ed Haferman to chair Orientation Committee: motion passed 9-0.

Edna Canfield to chair Northside United: motion passed 9-0.

Officers and committees are as follows

President: Jannis Goodnow

Vice President: Jerry Paulson

Treasurer: Paul Hartwig

Secretary: Jean Staral

Buildings and Grounds: Jannis Goodnow.

Long Range Planning: David Lewke

Personnel Committee: Jerry Paulson

Policy & Rules Committee: Jackie Bowe

Pool Committee: Paul Hartwig

Building Resource: Michael LaForest

Orientation Committee: Ed Haferman

Northside United (NU): Edna Canfield

Goodnow adjourned the meeting at 8:06. These minutes will be appended to the July 2017 minutes.

Cherokee Garden Condominium

Board Minutes August 21, 2017 – 6:30 Regular Board Meeting

Present: Jackie Bowe, Edna Canfield, Michael LaForest, Dave Lewke, Jannis Goodnow, Ed Haferman, Jean Staral, & Tom Martin, General Manager

Absent: Paul Hartwig, Gerald Paulson

President Goodnow called the meeting to order at 6:30 pm.

Visitors: Diane Barden, Bldg 8. Kathy Rutland, 1438 Wheeler Ct, reported that the pool rules were not followed closely, especially noise and children during the adult hours, would like to see more oversight. Suggested re-keying the pool to prevent non-owners. Also thanked maintenance for the great work on the pool and grounds. Sunny Shaw bldg 10, had questions regarding pool rules and authority.

Minutes: the June organizational meeting and amended to the July minutes were approved (7-0). The July regular minutes were reviewed made a Bowe made a motion to accept minutes, motion passed 7-0. The Minutes from the July executive session were tabled for executive session. The minutes from the July executive session were approved (7-0).

Treasurer's Report: Paul Hartwig. Bowe made a motion to accept the written report. (7-0)

Buildings and Grounds: Jannis Goodnow, chair. Bldg 12 porch is complete. Building 14 will be next. The committee recommends that if the attorney approves the Golf Parkway agreement draft it can go to the other associations. Goodnow moved that upon attorney approval the draft road agreement be circulated to the other two associations for review. Motion approved (7-0). Bench will be installed soon at S. Golf Glen. Railings should be installed Bldg. 20-23 will be installed in Sept. Still reviewing ideas for water feature on the west end of complex. The request for the pool lift has been tabled. La Forest is researching bat houses; will be tabled until spring when more appropriate.

Long Range Planning: David Lewke, chair. No Meeting.

Policy & Rules Committee: Jackie Bowe, chair. No Meeting.

Pool Committee: Paul Hartwig, chair. No Meeting.

Building Resource: Mike LaForest, chair. Committee went through 1-20 and did annual inspection of common areas. Sent suggestions on to maintenance; Martin stated that maintenance is working on replacing old lights with LED. Mike reported a great deal of "stuff" in the parking spaces, recommended that owners be provided with a list a appropriate items for the parking spaces. There are a few buildings where the automatic lights do not come and it is too dark during the day in the entryways, maintenance will address the problem. The fix will require some rewiring and likely a new fixture. 1430 Wheeler Ct. is ready for painting and it is on the schedule. Committee will review the rest of the buildings before the next board meeting. Haferman reported that his neighbors in Bldg 21 requested better basement lighting – Building and Grounds will review on their upcoming inspection.

Personnel Committee: Jerry Paulson. No meeting.

Orientation Committee: Ed Haferman, chair. No meeting. Will discuss a September meeting with Martin.

Northside Planning Council: Edna Canfield, chair. No meeting. Canfield contacted the Northside Planning Council and is waiting for reply. Also reported there is an Aging Master Program that was reported in the *Northside News*. The program runs nationally and provides a resource for senior residents. Goodnow requested Martin put a note in the next newsletter.

Manager's Report: Martin reported the month was busy, some steps, concrete repairs and grinding were done. All the parking lots were re-striped too. They are working on tree and shrub removals and replacements. Martin met with McKay nursery for redoing some of the landscaping on a stairway on Wheeler that consistently fails.

August 21, 2017 Board Minutes (to be approved at next meeting).

President's Report: Goodnow stated all committees are in place. She shared a telephone log with board members on complaints and requests from owners. She also requested board members send an email when they get requests to avoid duplicating. Goodnow reported that it is time for the full audit (every two years) and is making arrangements with the usual auditor. Next month prior to the board meeting (5:30) members will meet for a tour of the grounds. Goodnow discussed using CDs at some of the banks we use as a place for some of the Association's money and will have recommendations at the next meeting.

Unfinished Business: None.

New Business: Bowe suggested having a welcome goodie bag for new residents that would include a check on condo documents. Haferman mentioned a request for a new additional sidewalk to extend from the existing sidewalk at 1521 and extend it to the double sidewalk on Golf Glen near the pool.

Motion made and approved to adjourn 8:05 p.m.

**Next regular meeting of the Cherokee Garden Condo Board will be 6:30, September 18, 2017.
(Board Tour at 5:30 pm.)**

Cherokee Garden Condominium Homes

Board Minutes September 18, 2017 – 6:30 Regular Board Meeting

Present: Jackie Bowe, Edna Canfield, Michael LaForest, Dave Lewke, Jannis Goodnow, Ed Haferman, Paul Hartwig, Gerald Paulson, Jean Staral, and Tom Martin, General Manager

Absent: None.

President Goodnow called the meeting to order at 6:38 p.m.

Visitors: Many visitors attended. Ron Holt requested the board review an issue regarding community gatherings and confirm that residents are free to meet in the common areas. He reported being harassed by neighbors who said gatherings are not allowed. These gatherings of unit owners last approximately 2-3 hours in the common area. Mary Paulson bldg. 36 also reported the neighbor harassed them. Mary Pierce bldg. 32 added that the people who attended are all unit owners; she stated knowing your neighbors make a safer community. She added that she walks a lot and has seen many such gatherings throughout the development. The gathering area is wheelchair accessible. Lynn Levy bldg. 32 says the neighbor was concerned about the sidewalk being blocked; she stated those at the gathering made sure the sidewalk was clear for others to pass. Mary Paulson also thanked maintenance for keeping the pool open. All present supported continuing to allow gatherings in the common area.

Minutes: August Minutes were read. Lewke made a motion to approve the minutes; the minutes were approved (9-0).

Treasurer's Report: Paul Hartwig. Hartwig reviewed the 2-month report, we are on target. Paulson moved to accept the treasurer's report, motion passed 9-0.

Buildings and Grounds: Jannis Goodnow, chair. The townhouse association has agreed to the Golf Parkway agreement. We are awaiting the decision of the Golf View Condo Association. The bench on Sherman Ave. is in. Roof funding has been under discussion in the committee, there are no recommendations at this time, the board may discuss next month.

Long Range Planning: David Lewke, chair. No Meeting.

Policy & Rules Committee: Jackie Bowe, chair. No Meeting.

Pool Committee: Paul Hartwig, chair. Will have a meeting in October before the 25th.

Building Resource: Mike LaForest, chair. Committee met to go through buildings 21-33. Reports have been passed on to Martin for possible maintenance issues.

Personnel Committee: Jerry Paulson. No meeting.

Orientation Committee: Ed Haferman, chair. Jackie Bowe was named to the committee. Orientation is Sept 27th at 6:30.

Northside Planning Council: Edna Canfield, chair. Canfield is still contacting people.

Manager's Report: Martin met with McKay nursery to get an estimate for the wing walls on bldgs. 18-19. In front of bldg. 19 there are two storage lockers getting water which seems to be coming behind the planters/wing walls and will need to be dealt with soon. The original bricks are not available for these buildings so the Board needs to meet to discuss the replacement items later this week. Tom will notify the Board when the samples are available for review. He also met with owners of building 40 and the block steps that are not holding up well; there are additional accessibility issues; Martin had drawings of potential solutions from McKay. Tom said the owners made several suggestions he will run by the contractors. Maintenance is still working on the pool.

President's Report: Goodnow reviewed the money that was recently moved to CDs. A motion was made; seconded and approved to allow the president to negotiate the best rate at Home Savings Bank for a new CD. The new CD will be in the amount of \$200,000 consisting of the CD coming due this month and additional funds from the general checking account.

Unfinished Business: The Board discussed Ron Holt's request for a statement that unit owners may gather in common areas. Paulson proposed a resolution to remind owners that all unit owners are free to enjoy the use of common areas, in accordance with the rules, without interference. Board approved the resolution (9-0). The resolution is to be published in the minutes and will be noted in the newsletter. Bowe shared items donated from local businesses that will go in to future welcome bags for new owners.

New Business: None

Motion made and approved to adjourn 7:40 p.m. **Next regular meeting of the Cherokee Garden Condo Board will be 6:30, October 16, 2017. Minutes Respectfully Submitted by Jean Staral, Board Secretary.**

September 18, 2017 Board Minutes (to be approved at next meeting).

Cherokee Garden Condominiums

Minutes of Board Meeting: 10-16-17

Present: Edna Canfield, Jackie Bowe, Gerry Paulson, Jannis Goodnow, Paul Hartwig, Ed Haferman and Mike La Forest

Absent: Dave Lewke, Jean Staral

Visitor Comments: Two visitors attended but made no comments.

Minutes of previous meeting: Motion to approve, seconded and passed

Treasurers Report: Presentation of monthly financial statements with no new comments.

Committee Reports:

Building and Grounds: Met at 75 Golf Parkway and chose tan block to replace deteriorating brick wing walls. Possible other construction will be determined once deconstruction commences and portion of concrete walkway is removed to determine origin of leakage into those basements. Money is in the capital budget to replace the wing walls. Steps in front of building #40 will be removed next spring and a new section of sidewalk will be built to the west at that time; No date set for new water feature, but projecting sometime next summer.

Long Range Planning: No meeting.

Policy & Rules Committee: No meeting.

Pool Committee: Review of past season - West pool has less usage; few noise complaints; new furniture at west pool was received well; maintenance staff is GREAT!!

Building Resources: Chair requested guidance to proceed with replacing carpeting in 3 buildings. Tom will initiate contact with owners and they will contact Mike if they want to schedule a time to meet and discuss flooring options.

Committee did a final walk-thru of buildings on 9-30-17. Building 34-41 were checked. Check-lists will be forwarded to Tom ASAP.

Personnel: No meeting.

Orientation Committee: Approximately nine people attended the new owner orientation on 9/27.

North Side Planning Council: No meeting.

Manager's Report: Currently working on several projects - new plantings, tree removal, the maintenance crew was working on drought related watering in September, pool maintenance and gutter cleaning. Tom is addressing issue with odor issue in one building; Motion to authorize Tom to work with our attorney and resolve this issue, seconded and approved. Little Free Library in front of 1410 Wheeler: Frank has contracted with Goodman Center to build the library and it should be installed before 10/31. One snowplow pickup will be replaced this year as it is 20 years old and has served us well.

President's Report: We now have two new CD's - Home Savings CD for @\$203K at 1.25%; Bank of Sun Prairie CD for @\$150K at 2% with varying maturity dates; Regarding Golf Parkway agreement - All parties are now in agreement.

Unfinished Business: None

New Business: Tom asked if any committees would want to meet during the day instead of always in the evening, the clubhouse is available most days. Consensus is that evenings still work better. Ed asked what the plan is for replacing trees that are being removed. Tom informed the board that a variety of trees are being planted – including more flowering trees and smaller trees near the buildings.

Adjournment: Motion to adjourn at 7:18 p.m., seconded and passed.

Minutes recorded at meeting by Michael LaForest

Draft minutes will be approved at the next Board Meeting

**Cherokee Garden Condominium
Board Minutes November 18, 2017 – 6:30 Regular Board Meeting**

Present: Jackie Bowe, Edna Canfield, Michael LaForest, Dave Lewke, Jannis Goodnow, Ed Haferman, Paul Hartwig, Jean Staral,

Absent: Gerald Paulson

President Goodnow called the meeting to order at 6:30 p.m.

Visitors: Mike Wisniewski presented his report regarding the change in military flight paths that now go over the association. There will be two upcoming meetings as part of the public input process. The first will be Jan 11, 2018, Madison College. A second meeting will be held in 2019 and attendance at the first meeting is required in order to have input at the second meeting. The time and place of the second meeting has not been confirmed. He requested the board accept this report into the minutes and to include this information in the next newsletter. Kathy Rutland bldg. 10 thanked the board for responding to an owner running a B&B and the new rule pertaining to it. She asked how the will be enforced and monitored and Goodnow responded that we are monitoring websites that advertise. Other neighbors reported there were still guests coming and Goodnow expects the compliance with the new rule. Bonnie Cleary asked about state regulation covering B&Bs – they are usually licensed B&Bs.

Minutes: Lewke made a motion to approve the October minutes, seconded and approved (8-0). Minutes of the Nov 9 Special Session, both the executive and regular session were presented. Haferman made a motion to approve the Special session minutes, seconded and approved (8-0)

Treasurer's Report: Paul Hartwig. Hartwig reviewed the budget and answered questions. The budget is basically on target. Lewke made a motion to accept the Treasurer's report, approved (8-0).

Buildings and Grounds: Jannis Goodnow, chair. New Little Library at 1410 has been delayed until spring. Building 40 will have new landscaping and a ramp planned for spring pending design by Olp and McKay, moving sidewalk away from patios and design approval. Wing walls are delayed until spring in order to coordinate the work. The committee recommended a new water feature estimated at \$14,000 to \$18,000 at Wheeler Ct and Wheeler Rd. pending a design by spring. The feature will improve curb appeal as well as enhance the neighborhood. A motion was made and seconded to install a new water feature up to the amount of \$18,000 pending approval of the design, to be paid out of the capital fund. After a short discussion the recommendation was approved (8-0).

Long Range Planning: David Lewke, chair. No Meeting.

Policy & Rules Committee: Jackie Bowe, chair. No Meeting.

Pool Committee: Paul Hartwig, chair. No Meeting.

Building Resource: Mike LaForest, chair. Committee met to review basements to see if there was compliance with letters that had been sent regarding storage in parking stalls. For those not in compliance, another letter with a deadline will be sent and spaces will be again check on the deadline.

Personnel Committee: Jerry Paulson. Committee recommended keeping the staff gift card the same this year. Goodnow made a motion to accept and it was approved (8-0). Staff/board appreciation party was set for Fri. Dec. 15, 3-5 p.m.

Orientation Committee: Ed Haferman, chair. No meeting.

November 20, 2017 Board Minutes (to be approved at next meeting).

Northside Planning Council: Edna Canfield, chair. No meetings. She reported there a Nov. 29 meeting of the North Community Council and organizations may send a representative. Canfield will attend the public hearing on flight paths.

Manager's Report: Martin reported that the new rule has gone out and will be publicized. Maintenance is catching up and working on the grounds since there is no snow.

President's Report: Goodnow reviewed our CDs. Goodnow made a motion to reallocate funds and purchase a new CD at Heritage Bank to not exceed FDIC amounts in our regular accounts. The board approved 8-0.

Unfinished Business: None.

New Business: LaForest asked about the protocol for being informed about rule violations prior to sending a letter. Martin stated that they try to verify the complaint. If maintenance receives an email they usually address the issue in writing in order to leave a record. Haferman suggested adding for-sale-by-owner condos to the newsletter. Typically the Association does not get involved due to time and resources so no recommendation was made to add this to the newsletter.

Motion made and approved to adjourn 7:40 p.m.

Next regular meeting of the Cherokee Garden Condo Board will be 6:30, December 18, 2017.

**Cherokee Garden Condominium
Board Minutes November 9th, 2017 – 6:00 Board Meeting**

Present: Janice Goodnow, Mike LaForest, Ed Haferman, Jerry Paulson, Jackie Bowe, Edna Canfield, Paul Hartwig, Dave Lewke, and Tom Martin, General Manager

Absent: Jean Staral

Visitors: None

President Janice Goodnow called the meeting to order in executive session at 6:00 pm.

The Board met in closed session to discuss a legal matter.

The Board went into open session at 6:55 pm and adopted the following new rule:

Rule 8.9.8

Unit owners are prohibited from advertising or operating a tourist rooming house as defined by the Wisconsin Statutes, or offering their unit or any part of their unit, for short-term or vacation rentals. Fines for violating this rule are \$100 per day, plus the cost for re-keying the common entrances.

Motion was made, seconded and approved 8-0.

Motion made, seconded and approved to adjourn at 7:10 p.m.

Respectfully Submitted,

Tom Martin
General Manager

Cherokee Garden Condominium

Board Minutes December 18, 2017 – 6:30 Regular Board Meeting

Present: Jackie Bowe, Edna Canfield, Jerry Paulson, Dave Lewke and Jannis Goodnow

Absent: Michael LaForest, Ed Haferman, Paul Hartwig and Jean Staral

Visitors: None

President Goodnow called the meeting to order at 6:30 p.m.

Minutes: A motion was made to approve the November minutes with the following correction, minutes were dated November 18, it should have read November 20th. Corrected minutes were seconded and approved (5-0).

Treasurer's Report: Jannis Goodnow. Jannis reviewed the financial statements, budget is on track and pointed out the new CD was opened at Heritage Credit Union at 2% interest. A motion was made to accept the Treasurer's report, approved (5-0).

Buildings and Grounds: Jannis Goodnow, chair. No meeting. Jannis reported the Building and Grounds is working with Tom on getting bids for railings, grounds improvement projects, coordinating contractors for foundation waterproofing and building projects in the spring.

Long Range Planning: David Lewke, chair. A meeting will be held in the spring in advance of the budget meeting to incorporate the capital items into the next fiscal year.

Policy & Rules Committee: Jackie Bowe, chair. No Meeting.

Pool Committee: No Meeting.

Building Resource: Jannis Goodnow reported the Building Resource Committee found most of the parking space storage issues were corrected in their second inspection. Mike LaForest will send the list of non-compliant spaces to the office for follow up.

One owner sent a letter to the Board asking for an extension of time to comply with the storage directive. The Board asked Tom Martin to contact the owner and work out a reasonable timeline.

Jannis also discussed the redecorating project in Building 32. 1622 side of Building has made their selections for paint and carpeting. The 1620 side had several questions relating to paint samples and options for carpeting. Tom will meet with owners interested in seeing other hallways. Jannis reported she received a letter from an owner in 1620 asking for clarification on the division of costs for the common hallway wallpaper removal. Wallpaper removal cost is divided equally among the 8 owners on a side of a building regardless of where in the common hallway wallpaper is removed. The Board asked Tom to send the owner a letter outlining the policy for redecorating.

Personnel Committee: No meeting.

Orientation Committee: No meeting.

Northside Planning Council: Edna Canfield, chair. Reported she has connected with the Northside Planning Council and will be involved with future meetings relating to north side neighborhoods. Edna will also attend the public hearing on airport flight paths in January.

Manager's Report: Tom reported the lack of snow is great for the budget. The staff is remaining very busy with equipment maintenance, interior projects, grounds projects, tree removal, pruning and washing out all the underground garages.

President's Report: Goodnow Jannis indicated the Board would lack a quorum for the February meeting so no regular monthly meeting will be held in February unless an urgent matter arises.

Unfinished Business: None.

New Business: None

Motion made and approved to adjourn 7:35 p.m.

Next regular meeting of the Cherokee Garden Condo Board will be 6:30, January 15th, 2018.

December 18, 2017 Board Minutes (to be approved at next meeting).