

Cherokee Village Townhouse Association

Board of Directors Meeting

December 12, 2023

Attending:

Ed Soja, Ed Jones, Cynthia Newson, Kathy Hogue, Roy Echols, Judy Leahy

Meeting was called to order

Minutes were read and approved

Reports

Grounds/Maintenance Contract was reviewed and approved. Interviews were held November 30 – December 4

After interviewing 8 lawn companies, Legendary Services was selected as the new grounds/maintenance service and will begin January 2, 2024. This includes the use of the Mandan Building. Legendary Services is licensed and bonded for tree trimming and removal also. A copy of the contract will be archived in filing cabinet.

ACH Form, Information Form, and January Letter were approved

Statements for the 2024 year were mailed with the Newsletter, an Information Form and ACH draft form. The letter paper was donated by Judy in memory of her mother.

2024 Statement were mailed to residents. Included were Semi-yearly newsletter/ACH debit information

Old Business

The board discussed the ACH drafts. All new residents will have to either pay their assessment for the entire year or pay via the ACH monthly draft.

There will be several liens placed in January due to not payment of dues. Cynthia will provide a list at the February meeting of liens posted. Fees and court costs will be assessed to the residents account. Any bank returned checks will be charged \$35 to the resident.

New Business

Ed Soja will do the maintenance on the indoor/outdoor pools
Pruett's will only open and close the pools

There are still several projects that need to be started in 2024. The community room ceiling and outdoor pool tile and fill in work and windows for the lobby of the indoor pool.

Meeting was adjourned

January meeting: January 8, 2024 at 6pm

Resident Meeting January 9, 2024 at 6pm