

The Towers at Cheesman Park
Homeowners Forum and Board Meeting

April 25, 2005, 7:00 p.m.

In Attendance:

(Mike may have a list)

Board: Dana Becker, chair; Greg Eisler, vice chair; Jeff Stanley.

Absent: Stacy Treece, Carol Fausak.

Management Company: Mike Chapman, representing Weststar Management Co.

A. Meeting called to order at 7:01 by Dana Becker.

B. Resident Manager Reports (Greg Eisler)

(Open exchange/comments of home owners were included during reporting, as various items came up.)

1. Elevators. In Process !!! Century has posted permit from city. Parts are on order.
2. Landscape. Jerod (a resident & landscape architect) & Greg are developing a master plan.
Community yard work days are scheduled for Saturday, May 7, & Sunday, May 15. Signs are posted requesting sign up to allow lunch planning. A location for 8 rose bushes is needed, bushes are on hand and ready to plant by May 7. Shrubs along 14th need haircut.
3. Exercise equipment. Equipment maintenance contractor has 3 machines Available (upright bike, stair stepper, ???) for \$2000. Greg will look at, & see if warranty can be included by seller. Board gave OK to acquire if all looks good.
4. Loading Zone parking. - Some abuse by tenants & homeowners, Elderly & Ill really do need these spots kept clear, Greg to have citations issued as required.
5. Investor sale of 4 units are projected, two of these units are welcomed as new owner occupants.
6. Greg – Business sale still pending, promises to stay on as building Manager through elevator completion. It was noted that Greg has served Without compensation, all agreed he deserves something.
7. Garage leaks - In house repair, may not be as bad as they appear. Sump pump to be replaced in garage, drain issue to be resolved with city.
8. Cleaning people – Doing well, can perhaps do some additional in time they are here. Greg trained personnel on carpet cleaner, visited w/ supervisor.
9. Chiller on May 15.
10. Trash romm doors were repaired by trash co.

C. Open forum

1. Paint alley fence – Fence recently “tagged” by graffiti vandals.
Garage exterior pass door also tagged & removed.
2. Concern over charcoal grills being used. (Illegal under Denver law & HOA rules) Hand out being slid under door of each unit. (April 30-Done)
3. Balconey appearance – Construction trash, closet doors, bicycles present – To be included in hand out.
Storage room has old documents – moving to dumpsters as space & energy allow.
4. Mirror broken on 10th floor - authorized repair.

D. Minutes of March 28,2004

[Tabled, Mike dropped off at meeting, not reviewed by board before Meeting.]

E. Financials

1. Separate check for monthly elevator assessment must be written, bank can not process as mixed amount with HOA fee.
2. 80 approximate initial payments received. Late notices being issued.
3. Monthly elevator assessment – Late fee to be charged after 90 days.
4. Operating & Reserve funds both were in good shape.
5. Expense overages - Major – Boiler repair & guards
6. Expense underage - Major – Greg not accepting payment.

F. Unfinished business

1. NEXTEL- cell phone canceled, not being used, cancellation less than 3 months charges, 2006 contract expiration.
2. Pump replacement - Chiller Systems Service – had misquoted job, work estimated at two complete pumps at \$5,300. Actual ONE Requoted at \$4600, Greg to get 2nd quote from McLemore pump.
Board OK to proceed with best value.
3. Boiler repair – To be reviewed after chiller turn on.