

**CHEESMAN TOWER WEST
BOARD MINUTES
June 15, 2006**

Presiding: Rob Jones, President

Board Members Present: Rick Mendelson, Margie Keenan, Stephen Scarano.
Rita Bastien was absent due to an illness.

Weststar Mgmt Present: Kevin Hayutin and Marie Vincent Eakins

OPEN FORUM:

Unit Owner's 1203 were in attendance to discuss the proposed change for car washing. They stated that they sparingly washed their car on the premises and felt that a ban on using the common area to wash the car was to extreme. Also, that more details should be available on the Board Minutes Summary.

BOARD MEETING

Mr. Jones called the meeting to order at 6:50PM

MOTION

A motion was made, seconded and unanimously passed to approve the May, 2006 minutes.

FINANCIAL STATEMENTS

Review of financial statements and bank accounts.

CD accounts will not be renewed and the money will be used to install the new chiller later this year,

MOTION

A motion was made, seconded and unanimously passed to approve the financial statements.

DELINQUENCY REPORTS

OLD BUSINESS

Waterproofing project and pool repairs; getting notices out to residences on how it will affect parking and swimming down time. Landscaping was discussed for this year and next. Because of the potential water damage the planter boxes on the north parking lot

would not be replaced.

Rob presented us with an update on the newly renewed gas contract from 08/01/2006 thru 07/31/2007 with Midwest Gas. Sandy suggested keeping a journal of the contract negotiations for future boards.

Steve suggested forming a consortium with other associations to buy gas.

Kevin, from Weststar Management presented the board with an update on the Property Inspection Report.

NEW BUSINESS

SECURITY ISSUES: The pool break-in was discussed. The method the perpetrators used to enter the pool was discussed. The board decided on the installation of dead bolts for the sliding glass doors. Also, Rick pointed out that the door from the deck to the stairs down from the pool is a weak link in our security. Mathias Lock would give us some ideas.

More security issues on front door break-in: Decided on installing a deadbolt for the office door. Options for new front door locking systems were discussed. Hiring security guards until the front door locking systems have been improved.

Mathias Lock and Key presented a solution for our front door locking systems. The board made a decision to execute the plan for a new locking system. Arrangement for a security guard will be made by Marie until the new locking system is installed.

INCIDENTS A unit has caused some disturbances in which required a police response. A letter was sent to the owner.

Police banged on a 1st floor unit's windows at 1AM to gain entrance to the building in response to another disturbance in the building. A letter was sent to the desk sergeant to alert them to the proper protocol for entering the building and not to startle residents with police officers banging on their windows.

A letter was sent to unit about broken glass and disturbing residences during a domestic altercation in which the police responded.

CAR WASH RULE: After some discussion and reflection on the feedback from the owners of unit 1203 it was decided not to add a car wash rule.

SWIMMING POOL LEAKS: Rick presented the board with the test results from American Leak Detection. The location of a large leak was discovered in the pool light area and has been repaired.

BUSINESS CREDIT CARD: A suggestion was made to apply for a CTW credit card to alleviate situations of the board members and staff from using their own personal credit cards. The decision was not to apply but to plan more carefully for situations where payment is required at the time of service.

Personal issues between tenants were presented to the board. It was decided the nature of the problems were personal matters and should not be board business.

The meeting adjourned at 10:57pm.

Respectfully submitted,

Stephen P. Scarano
Member at Large