

**CHEESMAN TOWER WEST
BOARD MINUTES
October 19, 2006**

Presiding: Rob Jones, President

Board Members Present: Rick Mendelson, Margie Keenan, Stephen Scarano.
Sandra Corriere

Weststar Mgmt Present: Marie Vincent Eakins, Kevin Hayutin

OPEN FORUM:

Unit 801 owner attended the Open Forum to voice her concern about the fire alarm decibels not loud enough for her to hear.. The fire alarm issue was discussed and the board suggested that the unit owner phone the fire department and our councilwoman Jeanie Robb to voice her concerns. The City of Denver changed the rules and guidelines for fire alarms. Since that change, the Cheesman Tower West fire alarms met and passed the City of Denver Fire Department's inspections. Perhaps the feedback to the city and fire department would be helpful for some future considerations on the fire alarm codes that are now in place. Rick has called Connie with the aforementioned phone numbers for her convenience.

Unit 101 owner are involved in the reconstruction of their unit after a serious black water leak. Unit 101 made a request to install wood floors with a floating base to there unit. Because of not having a noise risk to anyone below and the fact that all of the first floor has hard floors, a wood floor would be consistent with 75% of the first floor. In addition, a rule change to use the new technology of floating wood floors and 'quiet materials' for unit owners on the 2nd floor and above is being discussed. A suggestion was made that unit 101 could be a test unit. With the electrical room below, we could better guage the new technology is to the ear.

BOARD MEETING

Mr. Jones called the meeting to order at 7:00 PM.

MOTION: A motion was made, seconded and unanimously passed to approve the Cheesman Tower West Board Meeting minutes from September.

FINANCIAL STATEMENTS

Review of bank accounts and financial statements.

The past decision to move money market money from Citywide Banks to RBC Dain Rauscher has increased the Association's interest for the quarter by \$2000. This has increased our tax liability, however; the increase in the income from the higher interest rate account was sufficient and will have no impact on our current year budget.

MOTION: A motion was made, seconded and unanimously approved that the Citywide Money Market Account to be closed.

MOTION: Motion was made, seconded and unanimously passed for the approval of the September 2006 financial statements.

DELINQUENCY REPORTS

OLD BUSINESS

702 is in the process of accepting bids to resolve the blocked dryer vent created by the patio enclosure.

Trautman and Shreve will try a new process of waterproofing to the upper ramp at their own expense.

AAA Steam and Sauna has completed the repairs on the steam room.

Kevin will direct James to weather proof front doors.

Humboldt Street garage needs to be cleaned.

Start dialogue on new washers/dryers

NEW BUSINESS

MOTION: A motion was made, seconded and unanimously passed to modify the Enforcement Policies and Procedures, Paragraph O (Penalties) to as follows: 1st offense \$100 fine, 2nd offense \$500 3rd offense \$1,000 and additional repeated offenses \$1,000 fine. Also, '\$25 per day of continuing nature' shall be changed to \$100 ad day for a violation of continuing nature.

New rules need to be posted and mailed out.

Rick will schedule Otis Elevator for the next meeting on Thursday, November 16, 2006 to present their plan for bringing our elevators in compliance with the city's new regulations that will take affect December 31, 2009. By scheduling the work, early CTW may save money.

We need to schedule the chiller consultant contractor for a meeting to begin the engineering for the replacement of the building chiller..

The meeting adjourned at 9:45pm.

Respectfully submitted,

Stephen P. Scarano
Member at Large