

**CHEESMAN TOWER WEST
REGULAR BOARD MEETING MINUTES
DECEMBER 14, 2006**

Presiding: Rob Jones, President

Board Members Present: Rick Mendelson, Margie Keenan, Rita Bastien & Steve Scarano

Westar Mgmt Present: Kevin Hayutin

Open Forum

Owner of unit 805 attended to comment on the language in the CTW Insurance Matrix; he finds it confusing. Rob Jones will seek clarification from CTW attorney. Also, the dryer on the 8th floor is creating steam when in use. A suggestion was made by Rick Mendelson that perhaps the duct work is loose, and needs to be reconnected.

Owner of unit 1005 will call the Building Department of the City and County of Denver in order to determine if permits are necessary in order to proceed with remodel plans.

The meeting was called to order at 7:08pm following the Open Forum

MOTION: A motion was made, seconded and unanimously passed to approve the November minutes (as amended)

MOTION: A motion was made, seconded and unanimously passed to approve the November financial statements

Old Business

Bid for 7th floor dryer vent repair was reviewed by Board along with a bid for the repair for American Abatement presented by Rick Mendelson. Rob Jones will ask CTW attorney who is responsible for payment.

The Board approved (exception to the current rule) hard surface flooring to be installed in Unit 101 in areas other than currently approved for this type of floor covering. The Board is still looking into the feasibility of hard surface flooring on upper floors.

The Board approved a final draft of the letter (Otis Elevator Co.) to be sent to the City and County of Denver; this action is a followup to earlier discussion regarding City and County of Denver's mandate regarding the 1987 code pertaining to elevators. As noted earlier, this work must be completed by 12/31/09.

New Business

- a. The Board discussed a permanent replacement for the front desk position; it was determined that the temp would be retained until such time as the Board could come up with language for an ad that reflects CTW's needs in that position
- b. Regarding retention of CTW business documents - length of time to retain (7 years) - Need to identify comprehensive list of documents that fall into that category.
- c. Regarding repainting of swimming pool floor - since this work was done previously, there will be no labor charge, but CTW will pay for the paint. Work will be performed sometime prior to March, 2007. The need for repainting is due to premature peeling.

Presentation

Regarding upcoming chiller replacement: Brandon Thompson of EG Power Engineering

The proposal (written will follow) included an overview of the scope of work entailed in replacement of the chiller. If selected EG Power will serve in the capacity of consulting engineers for the project. The Board will further consider upon receipt of the written proposal

Other items under consideration: Determination of holiday hours to be posted; Special Board meeting to talk further about chiller - 1/18/07 - Annual meeting date - 1/30/07

The Meeting was adjourned at 9:00pm

Respectfully Submitted



Rita Bastien
Secretary