

**CHEESMAN TOWER WEST
REGULAR BOARD MEETING MINUTES
JANUARY 18, 2007**

Presiding: Rob Jones, President

Board Members Present: Margie Keenan, Sandra Corriere, Steve Scarano, Rita Bastien

Westar Mgmt Present: Kevin Hayutin

OPEN FORUM

Owner of unit 1103 attended to ask that Board members sign off (decline 1st option) in order to facilitate the sale of unit 303 which he owns. Also, he stated that when the sale is finalized he would like to keep his prior storage space, and give the new owner the space that is deeded to 1103. Rob Jones explained that this is a matter to be handled by him and the new owner. Also, he was advised that the only item missing for sign off by the Board was a buyer profile. Kevin Hayutin of Westar will provide a copy for the Board.

Resident of unit 203 attended to discuss fines levied for previous violations of CTW Declarations and By-Laws. An explanation was provided for the Board's actions in the matter. Also, the resident inquired about problems with a home owner; he was advised that the Board had already acted on those complaints.

Owner of unit 1005 submitted plans for remodeling.

The meeting was called to order at 7:05pm following Open Forum

Margie Keenan gave a brief overview of the annual Auditor's Report which included a need for more details in future minutes.

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

MOTION: A motion was made, seconded and unanimously passed to approve the meeting minutes from the Special Board meeting held on January 9, 2007

MOTION: A motion was made, seconded and unanimously approved to approve the December financial statements which included an overview of the status of the reserve funds, along with discussion about rolling over \$75,000.00 into a short term CD in order to take advantage of favorable

interest rate on said funds

Review of December delinquency statements

OLD BUSINESS:

A. The association will pay for the needed repair to the dryer vent

MOTION:

A motion was made, seconded and unanimously passed to approve an expenditure of \$2755.00 (out of operating account) to make necessary repairs

B. Weathsure will send e-mail regarding time line for repairs

C.

D. The Association attorney provided a handout regarding documentation that should be retained

E. It was determined that the hardwood flooring issue will be taken up at a future meeting

F. A list of duties was agreed upon for whomever is hired to work at the front desk

NEW BUSINESS:

A. Work on upcoming chiller project is pending (weather being a factor)

B. Pool leak repair/repainting will be scheduled in the near future, and the owners whose parking spaces will be affected are to be notified

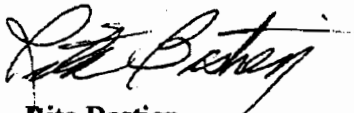
C. Recycling Program - Trash companies will be contacted in order to determine if CTW can accommodate recycling

D. Lobby Repainting - Will be scheduled for April/May time frame

D. Annual meeting - James will rent needed items (podium, chairs, etc.)

The meeting was adjourned at 9:10pm

Respectfully Submitted



Rita Bastien
Secretary