

**CHEESMAN TOWER WEST
BOARD MINUTES
August 16, 2007**

Presiding: Rob Jones, President
Board Members Present: Sandra Corriere, Vice-President
Denise Wood, Treasurer
David Krasnow, Secretary
Rita Bastien, Member at Large
Weststar Management Present: Tracy McGee
Attending Guest: Aaron Prill (Critical Infrastructure Construction Management, Inc.)

OPEN FORUM

The following Unit Owners were present: 1005 and 1406

BOARD MEETING

Mr. Jones called the meeting to order at 6:30 pm.

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

FINANCIAL STATEMENTS

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

REVIEW OF DELINQUENCY REPORTS

OLD BUSINESS

Chiller Upgrade Project

Project Manager Aaron Prill was present to update the Board on the status of the Chiller Upgrade Project. Contracts have been signed with D&D Electric and Western Building. Work is currently scheduled to begin on October 1 and to commence on November 20.

Humboldt Street Garage Repair

Weather Sure has completed the repair work. Borne Engineering will be scheduled to conduct an inspection of the repair work.

Pool Leak

Weather Sure has completed the sand blasting and will begin the next stage of work. This project should be completed by the end of next week.

Aluminum Wiring Retrofit

Custom Electric's inspection of the meter stacks and the Unit electrical panels will be scheduled to start some time after the Labor Day holiday.

New Laundry Machines

The Board is working on negotiations with Automatic Laundry Company. The lease/contract has been forwarded to legal counsel.

**CHEESMAN TOWER WEST
BOARD MINUTES
August 16, 2007**

OLD BUSINESS (continued)

Elevator Retrofit

The Board is currently looking into CTW's options regarding the elevator retrofit. While the Board had approved the Otis Elevator Company bid in the amount of \$39,945.00 at the regularly scheduled Board Meeting on July 19, 2007, the Board has since learned that the scope of work required may be more involved than was initially suggested by Otis Elevator.

NEW BUSINESS

Proposed New Rule

The Board reviewed the language of the new rule regarding electric range replacement. No residents were present to object and the Board will pass the rule change at the next regularly scheduled Board Meeting.

Pool Room Doors

MOTION: A motion was made, seconded and unanimously passed to accept the bid of Harmon, Inc. (formerly Gump Glass Company) to replace the glass in four of the pool room doors and to replace wheels in two of the pool room doors. The amount approved is not to exceed \$2,500.00 and is to be paid out of the Operating Account.

Construction Loan

The Board discussed several funding options to finance the reserve projects/expenditures which will occur through the balance of the calendar year. The Board will continue to investigate and discuss the various options (City Wide Bank/Construction Loan, US Bank/Line of Credit).

Guest Room Parking

The Board discussed posting a sign above Parking Space No. 67 as a reminder to all Residents that this parking space is for Guest Room Parking Only at all times.

Summer Patio Party

The Board discussed supplies needed and logistics for planning the Summer Patio Party.

Newsletter Items

The Board discussed various topics to be included in the next CTW Newsletter which is planned for September.

The meeting adjourned at 9 pm.

Respectfully submitted,

David Krasnow
Secretary