

**CHEESMAN TOWER WEST
BOARD MINUTES
DECEMBER 17, 2007**

Presiding: Rob Jones, President

Board Members Present: Sandra Corriere, Vice-President
Denise Wood, Treasurer
David Krasnow, Secretary
Rita Bastien, Member at Large
Margie Keenan, Member at Large

Weststar Management Present: Kevin Hayutin, Tracy McGee

OPEN FORUM

The following Unit Owner was present: 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 November minutes (as amended).

FINANCIAL STATEMENTS

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

REVIEW OF DELINQUENCY REPORTS

OLD BUSINESS

The Board reviewed the status of each of the following projects:

Humboldt Street Garage Repairs

Weather Sure will complete all required beam work by the end of this week. Bornengineering's inspection and approval of Weather Sure's work is also expected to be completed by the end of this week.

Pool Leak Repair

Custom Restoration's work is expected to be completed by the end of this week.

Chiller Upgrade Project

The existing cooling towers and the chiller demolition is about 85% complete at this time. Demolition should be completed by the end of this week.

The City has required that CTW replace two additional electrical panels that were not included in the original scope of work. The Board is in the process of obtaining additional information related to this change and the possible cost impact this change will have on the Chiller Upgrade project's budget.

Unit Breaker Box Repair

The Board reviewed Custom Electrical Contractors Maintenance Report which details the work required and cost associated with each individual Unit's electrical panel. The cost for any repair work, should it be completed, is the sole responsibility of the Unit Owner. A letter to all Unit Owners will be sent by mid January.

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NEW BUSINESS

Laundry Room Change-Over

Automatic Laundry has installed CTW's new washing machines and dryers. There is, however, an issue with the washing machines/plumbing on Floors 2, 7 and 9. In order for these washing machines to fit and allow for the Utility Room doors to close properly, recessed valves will need to be installed. The Board is in the process of obtaining bids for this work.

Laundry Room Painting Update

Tri-Plex Painting should be done with all painting by the end of this week.

Elevator Retrofit Update

The Board reviewed and discussed both the Kone and Otis Elevator proposals. The Board is in the process of obtaining additional information from Otis Elevator Company regarding their proposal.

Reserve Study

The Board anticipates having Bornengineering's preliminary report before the Annual Meeting.

Annual Meeting

The Board briefly discussed the agenda for CTW's annual meeting in January.

The meeting adjourned at 8:32pm.

EXECUTIVE SESSION

Respectfully submitted,

David Krasnow
Secretary