

**CHEESMAN TOWER WEST
BOARD MEETING MINUTES
JANUARY 17, 2008**

Presiding: Rob Jones, President

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

Weststar Management Present: Kevin Hayutin, Tracy McGee

Attending Guest: Aaron Prill (Critical Infrastructure Construction Management, Inc.)

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 December minutes (as amended).

FINANCIAL STATEMENTS

MOTION: A motion was made, seconded and unanimously passed to approve the December 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. Construction work, including duct work and welding, will begin next week – weather permitting. It is expected that this project will take five (5) weeks to complete, with a target completion date of February 25, 2008.

Humboldt Street Garage Repairs

Bornengineering has conducted their final inspection and has approved Weather Sure's work. All required beam repair work in the Humboldt Street Garage has been completed in general accordance with the construction documents.

Pool Leak Repair

Custom Restoration's work is expected to be completed by the end of January, 2008.

NEW BUSINESS

Unit Breaker Box Repair/Scheduling

All affected CTW Unit Owners were sent a letter summarizing the work done in September, 2007 by Custom Electrical Contractors (CEC). These Unit Owners also received a copy of CEC's Final Maintenance Report which detailed issues with each affected individual Unit's electrical panel.

The Cheesman Tower West HOA Board of Directors strongly recommends that every affected Unit Owner comply by making the required repairs as identified in CEC's Final Maintenance Report.

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Elevator Retrofit Update

The Board ratified the following motion which was made at the Special Board Meeting on December 19, 2007:

MOTION: A motion was made, seconded and unanimously passed to accept the Otis Elevator Company bid dated December 17, 2007 to modernize the elevators at CTW in accordance with current City & County of Denver codes. The total value of this contract is \$277,298.00. The down payment of \$83,189.00 is to be paid from the Reserve Account.

The required permit(s) for this project have been obtained. However, the start date for this project has yet to be determined.

Reserve Study

The Board is in the process of obtaining the results of Bornengineering's Reserve Study.

Annual Meeting

The Board briefly discussed preparations and procedure for the Annual Meeting.

Newsletter Items

The Board briefly discussed topics for the next CTW Newsletter which is expected to go out the end of this month.

The meeting adjourned at 9:20 pm.

Respectfully submitted,

David Krasnow
Secretary