

**CHEESMAN TOWER WEST
BOARD MEETING MINUTES
JANUARY 15, 2009**

Presiding: David Krasnow, President

Board Members Present: Rita Bastien, Vice President
Margie Keenan, Treasurer
Denise Wood, Secretary
Rob Jones, Member at Large
Hall Skeen, Member at Large

Weststar Management Present: Tracy Mulvihill

BOARD MEETING

Mr. Krasnow called the meeting to order at 6:30 p.m.

MOTION: A motion was made, seconded and unanimously passed to approve the minutes of the meeting of December 18, 2008, as amended.

FINANCIAL STATEMENTS

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

REVIEW OF DELINQUENCY STATEMENT

Delinquencies were reviewed.

OLD BUSINESS

Pool Leak Repair – We should replace our flat drain cover with a domed one to comply with recent legislation. We need to find another pool maintenance company to help with leak amelioration issues. It's most important to make sure water leaking from the pool doesn't corrode the rebar in the structure.

Otis Elevator Modernization – All work is complete except for some very minor finishing touches. Fire and city elevator inspection were passed successfully.

Chiller – Carrier Service Agreement & Extended Warranty –

MOTION: A motion was made, seconded and unanimously passed to sign a Carrier 4-year service agreement for the chiller and save 5% by paying for the full year in advance. The extended warranty can still be purchased a few months from now should the Board decide to do so.

Pressure Reducer Valve/Booster Pump Repair Work – Work is complete.

Laundry Room Sensor Test/Review of Storage Area Sensor Options – James will continue evaluating sensors for the laundry rooms. We'll get the energy efficient bulbs for the storage areas.

"Pending" Maintenance Chart, Routine Building Inspection & Property Inspection Report – Items were reviewed.

NEW BUSINESS

Maintenance Checklist Items – Items were reviewed.

SB 100 Policy & Procedure and CTW Rules Review – It was suggested that a committee be put together to evaluate rules and violations process; Mr. Krasnow will do a preliminary review.

TV Converter Boxes for Guest Suite & Fitness Room – The coupons have been acquired; the boxes will be purchased and installed soon.

EG Power Proposal for Boiler Replacement Project –

MOTION: A motion was made, seconded and unanimously passed to accept the EG Power proposal dated 12/17/08 for engineering and oversight of the boiler replacement project: basic engineering for \$11,435 and mechanical & electrical administrative work at \$6,675. The cost will be paid from the construction loan. A copy of the signed proposal needs to be sent to Citywide Bank as well as EG Power.

BornEngineering Site Observation Service – A meeting has been scheduled for next week at 4:00 pm on Tuesday with Neil Mekelburg (and Jason Dahnke) to walk thru the areas in the report to make sure we understand all the issues, the recommended solutions and next steps and can begin to prioritize.

Correspondence – Letter from the Board to a resident regarding security issues, physical damage to the building and other violations.

Annual Meeting – Review of presentation and plans.

The meeting adjourned at 9:45 p.m.

Respectfully submitted,

Denise Wood
Secretary