

**CHEESMAN TOWER WEST
BOARD MEETING MINUTES
FEBRUARY 19, 2009**

Presiding: David Krasnow, President

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

Weststar Management Present: Kevin Hayutin, Tracy Mulvihill

CTW Staff Present: James Bussell

Open Forum: Resident wants to know more about the pending assessment. She requested a ballpark number. Ms. Wood replied that we should have an amount within one month, and then residents should have at least 3 months to come up with the payment. Visitors included Unit 1404 and 303.

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 meetings of January 15, 2009 as submitted and for the special meeting of January 22, 2009 as submitted.

FINANCIAL STATEMENTS

Ms. Keenan discussed variances around the guest room; it is not being rented as much as expected. Utilities continue to be high. Gas usage was discussed.

The good news is that a lower interest rate was negotiated on the construction loan, from 6.25% to 6%.

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

REVIEW OF DELINQUENCY STATEMENT

Delinquencies were reviewed. It appears that as of the current date, all delinquencies are resolved.

OLD BUSINESS

Pool Leak Repair – Mr. Hayutin contacted another vendor, called Pool Shark, to give a bid on the drain and the leaks. The current bid from Carousel Pools is for \$1250 to bring drain to meet new legal requirements. Bid says “plus installation”. We will accept the bid from Carousel Pools to upgrade the drain.

Otis Elevator Modernization – Otis still has a few items to finish before we consider the project finished, and they are not responding to our calls. Members will try to motivate them to complete their work.

“Pending” Maintenance Chart, Routine Building Inspection & Property Inspection Report – James began the repairs caused by the elevator installation, but can’t complete until Otis finishes the job.

NEW BUSINESS

Maintenance Checklist Items – Mr. Krasnow suggested that the scheduled ceiling painting for February can be pushed forward until needed. Do we want to get a bid to repaint the ceiling in the Party Room? Mr. Bussell will follow up on needed access to the pipes above ceiling and try to make it blend in.

Boiler Replacement Project – Drawings were received today from EG Power. When boiler is shut down, around the beginning of June, will start working on it to be completed by Labor Day.

Capital Spending Plan – Ms. Keenan passed out Capital Spending/Funding Plan that she worked on with Ms. Wood. They took timing and costs into consideration. Ms. Keenan and Ms. Wood will try to have a good estimate of needed funds by next meeting so we can come up with a plan for the assessment.

Humboldt Street Garage Repair Work – We now have new estimates that seem much better. We need to make sure it doesn't conflict with boiler project.

Humboldt Street Drain Work - The bid from Mr. Rooter addressed the drain pipes that need to be replaced beneath the garage floor. This needs to be done before the boiler restoration. We will try to get another bid and see if Custom Restoration will give us a package deal.

Roof – It was decided to go ahead and have the roof patched.

Employee Health Insurance Renewal – Employee health insurance is due to be renewed effective April 1. The rating for our SIC is 1.1. Decision made to shop other companies.

Newsletter Items – If you have any, give to Christa within the next week.

The meeting adjourned at 8:53 p.m.

Respectfully submitted,

Barbara Creek
Secretary