

**CHEESMAN TOWER WEST
BOARD MEETING MINUTES
MARCH 19, 2009 - Amended**

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

Building Insurance Update: Kathy Zickus, HRH - Ms. Zickus from HRH reviewed the insurance coverage for the Homeowners' Association. There is basically no increase in premiums for the next year. She suggested we inventory all of the personal property owned by the association. Mr. Krasnow & Mr. Bussell will work with Christa to pull the inventory we already have and verify it that we have a complete list.

Open Forum: Residents from Unit 205 and 802 attended meeting to find out more about the special assessment. The Board is hoping to have specific assessment amounts available around the end of April. A question was raised regarding getting umbrellas for the deck. There were problems with chairs blowing away in the past. Will keep it on list of topics to discuss when the 2009-2010 budget is discussed. Unit 802 needs to replace sliding glass door in living room and wondered if others in the building might need similar repairs. Mr. Hayutin explained that there is a specific form which can be retrieved from website. Resident should submit the form to Weststar.

A question was asked later in the meeting whether or not carbon-monoxide detectors are required in this building. The answer is no however residents should feel free to install one if they so choose to.

BOARD MEETING

Mr. Krasnow called the meeting to order at 6:31 p.m.

MOTION: A motion was made, seconded and unanimously passed to approve the minutes of the February 19, 2009 meeting as amended.

FINANCIAL STATEMENTS

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

REVIEW OF DELINQUENCY STATEMENT

Board reviewed Delinquency Statement for February, 2009. Receivership has been closed and amounts due have been paid.

OLD BUSINESS

Pool Leak Repair – Per Mr. Hayutin, two bids will be here within a few days. Ms. Wood suggested that if the cost of repairs is going to be great, maybe we should consider putting in a new pool.

“Pending” Maintenance Chart –

- Hallway painting is underway. Cleaning the hallway carpets is under discussion. The budget for this year did not contemplate cleaning all floors so the Board is discussing options.

Extended Warranty for the Chiller – We need to decide if we are going to purchase. Will discuss at next meeting.

Routine Building & Property Inspection Reports - The inventory should be completed by June 1.

Employee Insurance – The board researched health insurance options for employees and found a Kaiser plan that is superior to the current insurance. All board members voted to approve the change.

NEW BUSINESS

Maintenance Checklist Items –

- Crack in party room ceiling is getting worse. Mr. Bussell will fix it and install an access panel. Crack caused by condensation.
- The sign on the corner of the building was stolen. Mr. Bussell still has the old sign.

Boiler Replacement Project – We have final drawings and requests for proposals have been sent out. A bid needs to be selected by the end of April to stay on schedule. There may be some pipes, duct work and pumps that need to be moved so all will fit. There should be only a day with no hot water. Also, chiller will be down one day. System will be more efficient. June 15 is scheduled start.

Humboldt Street Garage Repair Work – We now have two bids: CRI & McDonald Waterproofing. There is a wide discrepancy between the bids which requires more follow-up.

Humboldt Street Drain Work - Two bids were received for this from same two companies, CRI & McDonald. Mr. Bussell thinks either company would do a good job. It was moved and seconded and unanimously passed to give project to CRI.

Landscaping - We have a flyer from Mayfair Gardener and will request a bid. The lawn will need quite a bit of work which is outside the scope of the Mayfair Gardener. Ms. Keenan suggested we put more landscaping into next year's budget.

Correspondence-

- Correspondence was reviewed.

Bids & Proposals –

- We have received a bid and will contract to repair damage inside the elevators. Includes protective coat.

The meeting adjourned at 9:36 p.m. and went into Executive Session.

Respectfully submitted,

Barbara Creek
Secretary