

**CHEESMAN TOWER WEST
BOARD MEETING MINUTES - AMENDED
APRIL 16, 2009**

Presiding: David Krasnow, President

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

Weststar Management Present: Kevin Hayutin, Tracy Mulvihill

CTW Staff Present: James Bussell

BOARD MEETING

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

Open Forum: Resident from Unit 1203 is concerned about the lawn on the south side of building. The board is aware it needs attention and is looking at options. Resident from Unit 1101 inquired whether the hot/cold water problem could be resolved for the 01 stack. This is on the agenda later in the meeting.

MOTION: A motion was made, seconded and unanimously passed to approve the minutes of the meetings of March 16, 2009 as amended.

FINANCIAL STATEMENTS

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

REVIEW OF DELINQUENCY STATEMENT

Delinquencies were reviewed.

OLD BUSINESS

Pool Leak Repair – The pool leak will be monitored and evaluated and options will continue to be explored. There doesn't seem to be an immediate need to do anything. On April 7, a **MOTION** was made, seconded and passed that the Neptune Pool Specialists' proposal to remove and replace the swimming pool heater, for a cost of \$3,950.00, be paid from the Reserve Account.

Otis Elevator Modernization – The inside of the elevators have been repaired. The project is finished.

"Pending" Maintenance Chart, Routine Building Inspection & Property Inspection Report –

Maintenance painting and touch-up is being completed.

NEW BUSINESS

Maintenance Checklist Items –

- We have an estimate from Chem Dry to clean hallways and public areas. The Board decided to get another bid prior to contracting for the work.
- Chiller warranty – The Board agreed that the warranty for the new chiller is needed, so it approved that \$7,350.00 be paid for a 4-year warranty.
- The Board discussed the hot/cold water problem in the 01 stack. The solution involves all units having shut-off valves so the problem can be isolated. More information is needed before the Board can decide how to proceed.
- Landscaping – Options for grass and gardens are being reviewed. We have tentative plans for clean-up and planting.

Boiler Replacement Project – The Board received bids from various boiler companies. Economy was recommended by the consultant working with the Board and was chosen to do the work at the most reasonable price. A **MOTION** was made, seconded and unanimously approved to accept the bid for the boiler project from Economy for \$170, 847.00 pending legal approval. Funds will come from the Construction Draw, which is part of the Reserves.

Capital Spending Plan – Ms. Wood presented the proposed Capital Spending Plan for this year. She and Ms. Keenan will rework and present final version.

Humboldt Street Garage Repair Work – Proposals are being accepted from engineers to oversee project.

Humboldt Street Drain Work - The Board is considering bids from two contractors. James and Mr. Hayutin will get clarification on bids.

The meeting adjourned at 8:56 p.m.

Respectfully submitted,

Barbara Creek
Secretary