

**CHEESMAN TOWER WEST  
BOARD MEETING MINUTES  
MAY 21, 2009**

**Presiding:** David Krasnow, President

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

**Weststar Management Present:** Kevin Hayutin, Tracy Mulvihill

**CTW Staff Present:**

**Open Forum:** Unit 102 attended to listen to meeting. David Krasnow explained that he called 311 to report graffiti and issues in the park. They had him call Denver Partners Against Graffiti at 720.865.7867 for graffiti issues, but were very helpful and gave him a case number for his complaints. He also mentioned that one can email them as well. David mentioned that there was a plumbing problem in the building that leaked into another unit. Unless there is an emergency, all plumbing work must be done while James is in the building so he can monitor any problems that arise. It's recommended that an enzyme cleaner be used on the drains periodically. This is preferable to chemical drain cleaners. Tracy will provide the information on the cleaner to Christa.

**James:** on vacation this week.

**BOARD MEETING**

David 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 meetings of April 16, 2009 as amended.

**FINANCIAL STATEMENTS**

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

**REVIEW OF DELINQUENCY STATEMENT**

Statement was discussed.

**OLD BUSINESS**

**MOTION:** On May 5, by email, it was moved, seconded and approved by a majority of the Board that the bid from Manion Construction, Inc. in the amount of \$30,547.44 be accepted to do the drain repair work for the Humboldt Street garage. The funds will come out of the Reserves, via the Construction Loan.

The Board was notified that Rob was successful in locking in natural gas prices for the next 2 years, beginning 8/1/09. This will offer protection from gas hikes down the road. This followed a discussion and resulting vote at the April Board meeting authorizing him to negotiate on behalf of the Board.

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

Items on list are basically complete. There is some touch-up painting needed around trash chute and where the pipe leaked. Additional touch-up work will be done as needed. The handyman hired to help with minor repairs and painting did a good job. It was suggested that he be hired to complete final items, as James will need to concentrate on major projects coming up.

Details are being worked out for cleaning the carpet in building common areas.

## NEW BUSINESS

**Maintenance Checklist Items** –  
Items are on track.

**Stack 01 Faucet Inspection** – A list was made of units without shut-off valves in bathrooms. It will be the homeowners' responsibility to install shut-off valves.

**Capital Spending Plan** – The amount of the assessment needed for pending repair projects is getting closer to being determined.

**Boiler Replacement Project** – The time-line has been set to replace the boiler. Work will begin 6/22/09 and is scheduled to be complete by 8/14/09.

**Humboldt Street Garage Repair Work** – Engineering bids for north parking deck were discussed. 4 bids were received and references were discussed. It was decided to invite Lykosh & Associates, Inc. back to discuss additional details. The Board decided that they are interested in using this company, pending the final meeting with the owner, Phil Lykosh.

**Humboldt Street Drain Work** - Repair work will begin on May 26<sup>th</sup>.

The meeting adjourned at 8:38 p.m.

Respectfully submitted,

Barbara Creek

Secretary