

**CHEESMAN TOWER WEST
BOARD MEETING MINUTES - Amended
June 18, 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: Owner, Unit 606, concerned about water damage from leaking pipe (HOA property). Drywall is wet, carpet is wet, crown molding and baseboards also damaged. Kevin will check what the HOA responsibility is, but homeowner should contact insurance company. Pipe in wall is wrapped in insulation was soaked by leak. CTW will take care of this. Relatives of Unit 501 want to know about assessment, as they are putting it on the market. Owners, Unit 601, would like to have the Board consider allowing wood flooring. The issue will be revisited sometime in the future.

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 May 19, 2009 as amended.

FINANCIAL STATEMENT

MOTION: A motion was made, seconded and unanimously passed to approve the May, 2009 financial statements.

REVIEW OF DELINQUENCY STATEMENT

Current delinquencies were discussed.

OLD BUSINESS

“Pending” Maintenance Chart, Routine Building Inspection & Property Inspection Report –

Fire alarm battery tests are slated. Tool inventory is going to be completed in the near future.

Two umbrellas were purchased for the patio with 70-pound cast iron bases. They are two-piece umbrellas so they shouldn't blow away.

Rental Unit - the unit will be vacated July 1.

NEW BUSINESS

Maintenance Checklist Items –

- The lobby tile cleaning and front doors will be scheduled within the next month.
- A bid was received from Jeremy Servaes for building and rental unit painting projects. The Board agreed to have him do the work.
- 5 units need drywall work. The Board discussed giving some of the work to Jeremy who has been doing painting in the building, since James is very busy.
- The Board agreed to schedule the pool to be painted in late fall.

Building Plumbing Issues –

- Letter will be sent to owners in the '01' stack regarding installing shut-off valves for the showers and tubs.
- There are several pipes that are leaking and need to be replaced. James presented a proposal from C & I Mechanical to repair the pipes. He has done work for us in the past and does a good job. The proposal for \$3942 was approved by the Board and will come out of the operating account.
- There are other leaks into the garages that will be addressed in the future.

Boiler Replacement Project –

- The project will begin next Monday, June 22. They will determine what day next week that the hot water will be turned off for 4 to 6 hours. They will also determine which days the following week that the chiller will be down. They will start demolishing the old boiler Tuesday, which will create a lot of soot. Discussed how to keep the dirt to a minimum.

Roof Replacement Project –

- Our lawyer has the contract from Douglas Roofing Co. and will finish reviewing it next week. We have worked with them before. The 2 old roofs will be removed and a new white, membrane-type roof will be installed. The project will be scheduled as soon as papers are signed.

Other Resident Issues –

- Postal Service Problems – residents need to deal with the post office on their own. This is not an Association issue.
- It was determined at the August 21, 2008 Board meeting that the Board is not responsible for the bat problem. This remains our policy.

North Parking Deck Project –

- Discussed the timetable per the proposal from Lykosh & Assoc. Phil Lykosh felt that requiring bonds for the contractors will increase the cost by 10% and he doesn't feel it is necessary, since he knows reliable contractors. The cost has not changed from the original discussion to do the method which removes the asphalt and the 3 inches of concrete.

Capital Spending Plan – The Board resolved to obtain needed funds as follows: \$275,000 assessment, finish pulling funds from the approved \$650,000 loan, and \$75,000 from the reserves. The roll-call vote was 5 members to 1 to accept this plan. A **motion** was made, seconded and passed to assess owners a total assessment of \$275,000, which will be due in two payments, one on August 1, and the 2nd on September 1. The Board decided to proceed with the North Parking Deck Project, but we will not have definite amounts until the contractors submit their bids. The assessment letter will be distributed with the budget letter by July 1.

Budget – A special Board Meeting was convened on June 22, 2009 to finalize the budget. Last minute details were addressed. A **motion** was made, seconded, and unanimously approved to adopt the budget for 2009/10 including revenues and expenses totaling \$446,297.00 each.

CORRESPONDENCE

The Board discussed a letter from an owner regarding water damage.

The meeting adjourned at 10:10 p.m.

Respectfully submitted,

Barbara Creek,
Secretary