

**CHEESMAN TOWER WEST
BOARD MEETING MINUTES - AMENDED
July 24, 2009**

Presiding: David Krasnow, President

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

Weststar Management Present: Not present.

CTW Staff Present: James Bussell

Open Forum: Owner from Unit 902 is requesting that the laundry room hours be changed from 7:00 a.m. to 8:00 a.m. on weekdays and on holidays. The Board discussed but cannot take any action without going through a rule change procedure. Issues that have been brought up in the past were residents doing laundry outside of posted hours. All rules will be addressed in the near future. The owner also wanted to know whether the Board had considered not allowing future owners to own dogs. In the past, it was found that not allowing dogs negatively affected sales.

BOARD MEETING

Mr. Krasnow called the meeting to order at 6:35 p.m.

MOTION: A motion was made, seconded and unanimously passed to approve the minutes of the meeting of June 18, 2009 as amended.

FINANCIAL STATEMENT

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

The Board discussed possible current needs if there is excess cash at the end of the fiscal year.

MOTION: A motion was made, seconded and unanimously passed to move any excess funds available, not to exceed \$12,000, at fiscal year-end to reduce the "Due To" account for the Reserves.

REVIEW OF DELINQUENCY STATEMENT

Current delinquencies were discussed.

OLD BUSINESS

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

Testing smoke detectors and tool inventory are only pending items.

Rental Unit - the unit is available for rent. The unit is not moving so Board discussed options. The Board decided to continue with the plan to rent the parking garage space separately, and permanently assign space 67 on the north parking deck to Unit 204.

NEW BUSINESS

Maintenance Checklist Items – Routine maintenance tasks were discussed. They are being completed as time permits.

Boiler Replacement Project – This project is on schedule and going well. We received the first invoice as scheduled. Should be completed mid or end of August.

Roof Replacement Project – The project is going well. Two more crane days and it should be completed close to the end of July. There is debris on patios that is somewhat of a problem. It is tar-covered gravel that could be difficult to clean. The Board will address that issue as needed.

North Parking Deck Project – Prior to the meeting, the Board reviewed the bids presented by Lykosh & Assocs., the company hired to oversee the project. A MOTION was made, seconded and unanimously approved to accept the bid presented by CRI which came in the lowest and included the following: 1. They will be able to start as soon as the contract is approved by our attorney. 2. They will be using a standard contract which should expedite the approval. 3. They project a finish date of September 11, if they can start on time. James questioned items that he didn't see included in the bid. This will be discussed with Lykosh & Assoc. prior to signing the contract.

2009 Assessment – The assessments have started coming in.

Newsletter – The projects that are currently in the works will be updated. It was suggested that we include a notice regarding the rental of the parking space from the rental unit. It was decided not to have a summer party this year because there is too much going on with all the projects.

The meeting adjourned at 8:35 p.m.

EXECUTIVE SESSION

David Krasnow informed the Board that he could no longer serve in the capacity of Board President. He is willing to remain on the Board, however. The Board accepted his resignation. It was moved, seconded and approved by Board members present at the meeting that Denise Wood move into the position as President and David agreed to serve as Vice President.

The Executive Session convened at 8:35 p.m. and adjourned at 9:30 p.m.

Respectfully submitted,

Barbara Creek
Secretary