

CHEESMAN TOWER WEST
ANNUAL MEETING MINUTES
FEBRUARY 4, 2010

Presiding: Denise Wood, President

The meeting was called to order at 6:40 by Denise Wood, President.

A quorum was confirmed by the President.

Ms. Wood introduced the current Board members:

- Margie Keenan, Treasurer
- David Krasnow, Vice President
- Barbara Creek, Secretary
- Hall Skeen, member-at-large
- Rob Jones, former member-at-large

Also introduced were the Cheesman Tower West staff, James Bussell and Christa Kilpatrick, and Westar Management staff, Kevin Hayutin and Tracy Mulvihill, and our attorney, Myra Lansky.

Motion: A motion was made, seconded and unanimously passed to approve the 2009 Annual Meeting minutes.

Election of new Board members:

First, Ms. Wood recognized the two members who were leaving the Board: Rob Jones who decided to leave the Board before his term was up. He has served on the Board, including President, for 7 years, and is responsible for negotiating very good natural gas rates for the building. He also was very involved in the Boiler and Chiller projects. David Krasnow is also leaving. He was responsible for helping with much of the construction and obtaining the new laundry machines. Thanks were extended to both.

No nominations were on the floor, so two residents volunteered to fill the two vacant positions: Donna Bryant (304) and Elspeth MacHattie (506). They were approved by acclamation.

State of Association:

The President gave an overview of the status of the Association, providing the following recap of the various projects undertaken during the past year:

- Elevator modernization completed
- Boiler installation completed
- New roof installation completed
- Pipe and drain repair under Humboldt St. garage
- New swimming pool door installed
- Humboldt St. parking deck and ramp rebuilding completed

These big projects, plus the bulk of the new chiller installed in the prior year, cost just over \$1 million and were paid for by a combination of Reserve Funds, a Special Assessment, and a long-term loan in the amount of \$625,000.

Items on the Board's 2010 agenda include:

- Pool leak amelioration
- Review of security equipment
- Review of Rules & Regulations
- Evaluation of shut-off valves in each unit
- Preliminary engineering for patio deck & 12th Avenue garage project slated for Summer, 2011

Those in attendance were reminded that another Special Assessment is likely in 2011 to cover costs of the patio deck and 12th Avenue garage project.

Housekeeping:

- Security - Following the break-in through the door on the north side, a mirror and lights were added.
- Garbage Room - There has been a problem with the dumpsters not being put back properly, the garbage falls on the floor. Christa is calling them almost every day. Please put everything in bags and don't throw loose items in the trash.
- Laundry Rooms -- please be considerate of your neighbors. If you don't have to do laundry real early or late, please don't as the noise does travel to the units on either side of the laundry room. Also, please leave the washer lids up.
- Drains -- there is a product that can be purchased at the hardware store that is an enzyme. It helps keep the drains clean and is gentle on the old pipes in this building. The brand shown is called Super Digest It by Unique.

Financial Report

Reserve and Operating Fund highlights for the year ended 7/31/09 (and addenda through 12/31/09) included:

- \$90,000 added to the Reserve Fund
- \$76,338 balance in Reserve Fund
- Loan principal and interest payments began in October
- Natural gas expenses were less than projected
- Operating fund expenses were approximately evenly divided among utilities, maintenance, payroll, administrative expenses, and transfers to Reserves.

Questions were answered regarding the long-term loan and interest rates.

Addition Discussion: Residents suggested that a list of handicapped residents be available to emergency responders. There is one, but it needs to be updated. Also, a question was raised if we could do recycling of at least newspapers. Christa will look into this possibility. Full recycling is not an option because there is no where to put the bins.

The meeting was adjourned at 7:20.

Respectfully submitted,
Barbara Creek, Secretary