

**CHEESMAN TOWER WEST
BOARD MEETING MINUTES
June 17, 2010**

Presiding: Margie Keenan, President

Board members present: Hall Skeen, Vice President
Barbara Creek, Treasurer
Elsbeth MacHattie, Secretary
Donna Bryant, Member at Large

Weststar Management present: Kevin Hayutin

Open Forum: The Owner from Unit 1203 was present to comment on the hardwood floor rule and to suggest that all Owners be reminded that the original fan motors in unit heat exchangers need periodic lubrication.

Margie Keenan called the meeting to order at 6:38 p.m.

REVIEW AND APPROVAL OF BOARD MEETING MINUTES

MOTION. A motion was made, seconded, and unanimously passed to approve the minutes of the meeting of May 20, 2010, as written.

REVIEW AND APPROVAL OF FINANCIAL STATEMENTS

MOTION. A motion was made, seconded, and unanimously passed to transfer \$5,000 from the Operating account to the Reserve account to reduce the Due to Reserves/Due from Operating amount.

MOTION. A motion was made, seconded, and unanimously passed to approve the May 2010 financial statements.

Change in the way the bank loan balance is reported. The monthly balance sheet and budget report now show the monthly change (decrease) in the CTW bank loan balance.

REVIEW OF DELINQUENCY STATEMENT

Current delinquencies were discussed.

MISCELLANEOUS STATUS REPORTS

James' pending items list. Checking of the 04 and 06 stacks for shut-off valves is pending.

CTW project maintenance calendar. Maintenance is being done on garage and rooftop fans.

Call/office visit log. In response to a complaint about pigeons; it was noted that spiky tracks are being placed on the roof to deter pigeons from landing there. Occupants are responsible for coping with pigeons that roost or attempt to build nests on their unit's balconies.

OLD BUSINESS

Rules & regulations review. Postponed until the budget is completed. The review will resume at the July 22 meeting.

Hardwood flooring requests. The board decided not to allow any exceptions to the current rule, which prohibits hardwood flooring.

Elevator inspection. The board received a second bid for the annual elevator inspection and accepted the lowest bid, which is for a five-contract with Elevator Inspection and Certification Services (one of the firms licensed by the City and County of Denver to perform these required inspections).

12th Ave. garage water leaks. Stefc0, Inc., will be submitting a proposal for channeling leaking water away from the parked cars. (Stopping the leaks will not be possible until the deck is resealed.)

NEW BUSINESS

Security system upgrade. A representative from Shield Services, Inc., has met with Ms. Keenan, Mr. Hayutin, and CTW staff and has submitted a proposal for upgrading the building's security camera system in order to add cameras to view the pool, the pool and deck entrance areas, and parts of the basement hallway. Our current system consists of a digital video recorder connected to 10 cameras (the maximum number it can handle) and a monitor. The board is focusing on two issues: (1) whether CTW should increase the capacity of the current setup (by running a separate 4-camera system alongside it) or should get a new 16-camera recorder and 5 new cameras (at a cost, including installation, of about \$6,000); and (2) what CTW can realistically expect to accomplish with these cameras, given that the system is not monitored and that events of concern are typically viewed hours after they have occurred.

Pool windows. The board accepted a \$1,650 bid from Edgewater Glass & Mirror to replace 7 clouded and streaked double-pane pool windows with new double-pane windows and to repair a window frame that is coming apart.

Pool filter options. The current pool filter, a sand trap filter, has ruptured and is leaking sand into the pool. The board received two bids for replacement and has accepted a \$1,650 bid from Neptune Pool Specialists to replace the sand trap with a cartridge filter. The cartridge filter is expected to improve water quality, to be easier to maintain, and possibly to reduce water and heating costs if the pool needs refilling less often.

CORRESPONDENCE

Recent correspondence was discussed.

BIDS AND PROPOSALS

Please see the sections on the elevator inspections, pool windows, and pool filter, above.

ADJOURNMENT

The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Elspeth MacHattie,
Secretary