

**CHEESMAN TOWER WEST
BOARD MEETING MINUTES
July 22, 2010**

Presiding: Margie Keenan, President

Board members present: Barbara Creek, Treasurer
Elspeth MacHattie, Secretary
Denise Wood, Member at Large
Donna Bryant, Member at Large

Weststar Management present: Kevin Hayutin

Margie Keenan called the meeting to order at 6:32 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 June 17, 2010, as amended.

MOTION. A motion was made, seconded, and unanimously passed to approve the minutes of the budget meeting of June 7, 2010, as written.

REVIEW AND APPROVAL OF FINANCIAL STATEMENTS

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

MOTION. A motion was made, seconded, and unanimously passed to move \$10,053.28 from the Operating fund to the Reserves. (This completes repayment of the amount borrowed several years ago from the Reserves by the Operating fund.)

MOTION. A motion was made, seconded, and unanimously passed to move any excess of Operating revenue over expenses at year-end to the Reserves.

REVIEW OF DELINQUENCY STATEMENT

Current delinquencies were discussed.

MISCELLANEOUS STATUS REPORTS

Parking lot page. The parking lot page was updated. It was suggested that when it is time to repaint the CTW rental unit, we consider changing the paint color to something brighter and more neutral than the current color.

Notes to future Boards. The notes to future Boards were updated.

OLD BUSINESS

Parking space #48. The parking space owned by the Association has been rented, for \$75 a month.

Rules & Regulations review. The Board continued the Rules & Regulations review and will resume with Rule 2S at the next meeting.

Update on pool windows and pool filter. The work to replace the pool filter and 7 clouded and streaked pool windows is complete.

Update on pool repair: The pool is not leaking anywhere!

NEW BUSINESS

Hallway benches next to the elevators. The upholstery on some of these benches is showing wear on the front edge. The benches will be turned around.

Deck repair/replacement project — first step. The rubberized liner under the pavers on the deck is no longer impermeable, and water is passing through the deck into the 12th Avenue garage. As its first step in this repair and replacement project, the Board will get scope of project reports and bids from two contractors with whom CTW has some previous experience. If substantial replacement is called for, the Board also plans to hire an architect for this project, to ensure that the new deck is not just waterproof but is also a place that we all will enjoy using. Some of the water leaking into the 12th Avenue garage is coming from the planters in front of the building, and the plan is that these planters will be made leakproof at the same time that the deck is repaired/replaced.

Letter to Owners re update on capital spending plan. The content of this letter was finalized.

Gas contract renewal. CTW has signed a new contract with Seminole Energy Services for purchasing natural gas; our new rate for the winter season (October through April) is 7.7% lower than our previous rate. (Our summer rate, as in our previous contracts, fluctuates with the market price.) The Board thanks Rob Jones for all the time and work he put into helping us with this contract.

Summer barbecue. Because attendance at the summer barbecues has been low lately, the Board has decided not to hold a barbecue this year and to focus resources instead on the Christmas party and a celebratory outdoor party when the deck repair is finished.

August newsletter. Suggestions for the August newsletter were discussed.

BIDS AND PROPOSALS

UV system for keeping the pool clean. The Board has been discussing the possibility of installing a system that would use ultraviolet light to treat the water in the swimming pool and greatly reduce our use of disinfecting chemicals, especially chlorine. The pool would smell better and be kinder to skin and eyes, and having lower levels of chemicals should prolong the life of pool pipes and filters and our new pool coating. So far the Board has received one bid, from Carousel Pools, for \$1,850 for the purchase and installation of a Delta ES10 ultraviolet water sanitation and chloramine reduction system.

ADJOURNMENT

The meeting adjourned at 9:28 p.m.

Respectfully submitted,

Elsbeth MacHattie,
Secretary