

**CHEESMAN TOWER WEST
BOARD MEETING MINUTES
January 20, 2011**

Presiding: Margie Keenan, President

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

Weststar Management present: Kevin Hayutin

Open Forum: No owners were present.

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 December 16, 2010, as written.

REVIEW AND APPROVAL OF FINANCIAL STATEMENTS

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

CDs. With the Reserve account growing again and no major expenditures foreseen in the coming year, the Board decided to put an additional \$50,000 of the Reserves into CDs of various terms (maintaining our CD “ladder” approach).

REVIEW OF DELINQUENCY STATEMENT

Current delinquencies and an upcoming foreclosure were discussed.

MISCELLANEOUS STATUS REPORTS

James’ pending items list. The recent snowy weather has brought to the Board’s attention the need to clear or salt the north deck more thoroughly, especially by the door, and to clear more of the eastern part of the front sidewalk, so that the way into the park is safer.

OLD BUSINESS

Rules & regulations review. We are continuing work on the final items: a bike rack rule and a rule concerning criminal background checks for serious offenses on new tenants. Bike racks: Mr. Hyutin has gotten the city to outline the process we need to follow to get a letter from the Building Department allowing CTW Owners to install a bike rack in their garage parking space (if we get this permission, it will apply only to spaces that do not have a storage locker but are deep enough to be permitted a storage locker). Background checks: We will talk to our lawyer, Myra Lansky, at the annual meeting about the wording for this rule.

Annual Meeting planning. The Board reviewed the logistics and the agenda for the Annual Meeting.

NEW BUSINESS

Trash contract. The Board is investigating the possibility of contracting with a new provider for trash pickup in an effort to improve this service. We have a bid from South Waste and a decision will be made on this bid at the February 17 Board meeting.

Office managers’ meeting. Office managers of condominiums around Cheesman Park and Washington Park have been meeting quarterly to discuss common concerns and share useful information, such as experiences with vendors. The managers take turns hosting the meeting and providing lunch. CTW Office Manager Christa Kilpatrick attended a meeting of this group early in January and found it worthwhile, and the Board agreed that both CTW and Ms. Kilpatrick will benefit from her participation in this group.

BIDS AND PROPOSALS

Please see the discussion of the trash contract under New Business.

ADJOURNMENT

The meeting adjourned at 8:51 p.m.

Respectfully submitted,

Elsbeth MacHattie,
Secretary