

**CHEESMAN TOWER WEST
BOARD MEETING MINUTES
March 17, 2011**

Presiding: Margie Keenan, President

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

Weststar Management present: Kevin Hayutin

Open Forum: The Owner from Unit 903 was present to discuss the proposed bike rack rule.

Margie Keenan called the meeting to order at 6:40 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 February 17, 2011, as written.

MOTION. A motion was made, seconded, and unanimously passed to approve the minutes of the special meeting of February 28, 2011, as written.

REVIEW AND APPROVAL OF FINANCIAL STATEMENTS

MOTION. A motion was made, seconded, and unanimously passed to approve the February 2011 financial statements.

REVIEW OF DELINQUENCY STATEMENT

Current delinquencies were discussed.

MISCELLANEOUS STATUS REPORTS

CTW project maintenance calendar. The board discussed the needed repairs to the basement ceiling where it has been leaking and the Exercise Room wall where it is cracked. Also, the damaged edging on the 12th Avenue parkway (grass strip between the sidewalk and the street) will be replaced.

OLD BUSINESS

Rules & regulations wrap up. The rules are ready for a final review by the Board members. The revised rules will then be given to Owners so they can read the rules prior to the April 21st Board meeting. At that meeting, Owners will have the opportunity to comment on the rules before the Board votes to approve them.

Deck Repair/Replacement Project - Landscape Architect Update. The Board has received a proposal from JBK Landscape, Inc., for preparing a landscaping plan for the deck. It seems overelaborate for our likely needs. Mark Kramer of JBK will be invited to a Board meeting for a discussion of the scope of work that might be needed.

One Call system. A One Call Now system has been purchased. The next step will be to collect Owners' and Occupants' phone numbers and set up CTW internal procedures for employing the system to deliver messages.

NEW BUSINESS

Building insurance renewal. The board has received two bids for building insurance, from Willis (our current insurance broker) and VanGilder. Comparative coverage, cost, and customer service were discussed. Ms. Creek will obtain more information about exactly what each plan covers.

Chairs. The Board agreed to buy 22 used folding chairs, in good condition, from Embassy House for \$90. They will be available to residents who reserve the Party Room for events.

BIDS AND PROPOSALS

Weather stripping for front doors. The Board has received a proposal from the Overhead Door Company of Denver, Inc., for weather stripping the front doors of the building. Concerns about appearance, door function, and real necessity were expressed. Previous weather stripping was not successful. The Board agreed to postpone the decision for now.

Please see the discussion of JBK Landscape's proposal for the deck project under Old Business, above.

Please see the discussion of the bids for building insurance under New Business, above.

ADJOURNMENT

The meeting adjourned at 8:46 p.m.

Respectfully submitted,

Elsbeth MacHattie,
Secretary