

**CHEESMAN TOWER WEST
BOARD SPECIAL MEETING MINUTES
July 27, 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

CTW staff present: James Bussell, Christa Kilpatrick

Margie Keenan called the meeting to order at 5:40 p.m.

MEETING WITH EXTERIOR SOLUTIONS PLUS REPRESENTATIVE

The Board met with Jim Gardner, from the painting company Exterior Solutions Plus, to discuss problems we are seeing with the exterior painting Exterior did on the 1st and 2nd floors several years ago, what might be done to avoid these problems when we repaint the 3rd and 4th floors, the general condition of the building trim, and how long we can expect repainting to preserve the building trim. Mr. Gardner explained that we are seeing a reoccurrence of rust in some of the 1st floor repainted areas owing to the fact that there is no way to keep water completely out of the metal channels in which the balcony panels sit. The only solution other than routine repainting of the trim and replacement of the corroded channels would be to replace all the wrought-iron trim and the balcony panels, which would, as the Board already knows, be extremely expensive.

The painters from Exterior Solutions Plus will, when painting the next set of floors, replace more channels than they did when painting the 1st and 2 floors; they will also redo the worst areas of the 1st and 2nd floors. We will get a bid from Exterior for doing a larger number of floors at one time to see what the savings would be from doing more than two floors a year.

CARPET CLEANER

The Board discussed the 4 carpet cleaning machines recommended by *Consumer Reports* and also discussed the use CTW might realistically make of such a machine. The Board will check with CTW's maintenance service agency to see if we can ask our cleaning person to use a carpet cleaning machine occasionally.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Elspeth MacHattie,
Secretary