

**CHEESMAN TOWER WEST
BOARD SPECIAL MEETING MINUTES
December 5, 2011**

Presiding: Margie Keenan, President

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

Weststar Management present: Kevin Hayutin

Lykosh & Associates Representative present: Phil Lykosh

Margie Keenan called the meeting to order at 6:30 p.m.

DISCUSSION OF PATIO DECK RENOVATION PROJECT

The Board met for the purpose of discussing the patio deck renovation project with Phil Lykosh, the structural engineer.

Mr. Lykosh was first asked why it's important to replace the deck rather than trying to repair it. He offered several reasons:

1. It will be difficult to find leaks because the previous waterproofing was a "loose laid" system, which makes it hard to find the source of any specific leak;
2. There can be no guarantee of finding the source of leaks nor that any leaks found will be the only ones;
3. All the work to pull up the existing pavers must be done regardless of whether the project is repair or replace;
4. The condition of the supporting steel must be evaluated either way, and appropriate repairs made if necessary;
5. The expected end-of-life date of the original system is approaching.

Our two options are to remove the existing pavers, and then – after the waterproofing system is applied – replace the pavers or pour a 4" concrete slab, extending it to the street.

With the slab approach, drains would be exposed, it would be easier to maintain the flow of water, there would be no "wobble" or tripping hazard, and the surface would not be completely flat.

With the paver approach, there would be a new wood floor under the waterproofing, then the pavers on top. This would provide easier future maintenance and access to the membrane, and the surface could be level.

Mr. Lykosh is willing to work with a landscape architect regarding some cosmetic and design changes to the deck. His role would be to provide "reality checking" so that nothing is done to compromise the waterproofing and structural integrity of the deck. He does not have a landscape architect to recommend, however.

It was decided not to pursue the idea of adding a ramp up to the deck, and the stairs will remain as is. The "doghouse" structure next to the pool house can be removed if we desire.

Beginning construction in mid-August is acceptable to his schedule and should be OK regarding weather. He does not feel there is any structural reason not to delay until 2013 if we want to.

Mr. Lykosh suggested we discuss asking Chris Chapin to give us a high-level estimate of what the deck work might cost. He will call Chris to see if this can be accomplished by the end of the year.

DISCUSSION OF ADDITIONAL TOPIC

The Board also discussed the issue of pet management regarding Units #202 and #203.

ADJOURNMENT

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Denise Wood,
Vice President