

CHEESMAN TOWER WEST HOMEOWNERS BOARD MEETING MINUTES
CTW COMMUNITY ROOM
APRIL 17, 2014

Presiding: Barbara Creek, President

Board Members Present: Doug Beekman, Treasurer
Hall Skeen, Member at Large
Barbara Wagner, Vice-President
Rita Bastien, Member at Large

CTW Staff: None present

Weststar Management: Kevin Hayutin

CALL TO ORDER: Barbara C. called the meeting to order at 6:30 PM.

OPEN FORUM;

- New residents from unit 206 introduced themselves to the Board.
- Residents from unit 204 requested a bike rack be installed between the two existing bike racks. Barb W. and Hall agreed to look at the space in the garage.
- A representative from RK Mechanical presented its "soft water" process as a solution to remove the mineralized rocks that have accumulated in the building's heating system. The Board asked RKM to complete its review of the problem and submit a proposal to Kevin H.
- The Board heard an appeal from the owner of unit 1201 regarding charges of debris falling from his balcony.

REVIEW OF BOARD MEETING MINUTES.

- The Board reviewed the minutes from the meetings held on March 20 and March 24. The minutes were unanimously approved.

REVIEW OF FINANCIAL STATEMENTS

- Doug reviewed the highlights of the month's report. The financials were approved by a unanimous vote.
- Barb W. reported that Bridget was unable to obtain health insurance through the HOA's account with Connect for Health CO.

DELINQUENCY REPORT

- Kevin updated the Board on the status of unpaid delinquencies.

MISCELLANEOUS STATUS REPORTS

- Building Maintenance Checklist, Project Maintenance Calendar, Notes to Future Boards, Vendor Contracts, Call/Office Log, and Parking Lot reports were reviewed.
- Kevin agreed to update the Vendor Contracts report with Bridget.
- Barb C. discussed developing a comprehensive checklist of Ray's duties.

OLD BUSINESS

- Doug updated the Board on the status of the Declarations Changes. Banks of record have a designated period to respond before the changes are finalized.
- Doug presented the By Laws amendment process. The Board discussed changing the amendment threshold to 51% approval of homeowners without a weighting for percentage of ownership.
- The Board discussed the ongoing process of Jay Chetney and the garden committee. Replacing the grass on the boulevard was discussed.
- Barb W. reported that Metropolitan Building Maintenance was providing eight hours of cleaning a week, and cleaning problems appeared to be resolved. The Board approved increasing Metropolitan to 20 hours per week to relieve Bridget and Ray from cleaning so they could better manage their office and maintenance duties.
- Kevin reported on the replacement of the pool's ozone water treatment system.

NEW BUSINESS

- Hall presented the final report of the building's reserve study, and explained the amortization of projected costs over a period of several years.
- The budget meetings for the 14/15 fiscal year were set for May 29, June 5, and June 12.
- The board discussed possible replacements for Jay Chetney, who resigned as Secretary for the Board.

ADJOURNMENT

- The meeting was adjourned at 10:15 PM. The next meeting is scheduled for May 15, 2014.

Respectfully submitted,

Barbara Wagner, Vice-President