

CHEESMAN TOWER WEST HOMEOWNERS BOARD MEETING MINUTES
CTW COMMUNITY ROOM
May 15, 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: Todd Bliet

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

REVIEW OF BOARD MEETING MINUTES

- The Board review the minutes from the meetings held on April. The minutes were amended and unanimously approved.

REVIEW OF FINANCIAL STATEMENTS

- Doug reviewed the highlights of the month's report. The financials were approved by a unanimous vote.
- Todd will investigate the purchase of a car battery jumper for the building.

DELINQUENCY REPORT

- The board reviewed the current delinquencies report.

MISCELLANEOUS STATUS REPORTS

- Building Maintenance Checklist, Project Maintenance Calendar, Notes to Future Boards, Vendor Contracts, Call/Office Log, and Parking Lot reports were reviewed.
- The board discussed housekeeping, maintenance, gardening, and administrative issues to be addressed by the building staff.

OLD BUSINESS

- Doug updated the Board on the status of the Declarations Changes to be filed with the City at the end of May.
- The board reviewed documents for the upcoming By Laws amendment process. Doug will clarify how attendance and votes are counted at the meeting.
- The board discussed the progress of the new housekeeper for the building.
- Hall reported on the replacement of the pool's ozone water treatment system that will be installed by Neptune in May.
- The board discussed and accepted the proposals from RK Mechanical to clean debris from our closed loop plumbing system. The solution involves two phases: a "silver bullet" for filtration, and a "pot feeder" to inhibit corrosion.

- The board approved using RK Mechanical to handle the water problem in the closed loop system.
- Rita will ask our attorneys about using remaining application funds to secure FHA certification for the building.
- The board agreed to contribute a portion to Bridget's monthly healthcare insurance costs.
- The board discussed CO Small Business Healthcare Tax Credits for past and upcoming taxes.

NEW BUSINESS

- Hall explained that one of the chiller pumps needs to be replaced.
- The board discussed possible capital projects for the next fiscal year, including options for rusting rails and panels.
- Hall will ask an engineer to assess the condition of the patio deck over the 12th Avenue garage.

ADJOURNMENT

- The meeting was adjourned at 9:30 PM. The next board meeting is scheduled for June 19, 2014. Budget planning meetings are scheduled for May 29, June 5 and June 12.

Respectfully submitted,

Barbara Wagner, Vice-President