

CHEESMAN TOWER WEST HOMEOWNERS BOARD MEETING MINUTES
CTW COMMUNITY ROOM
June 19, 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
Jean Reardon, Secretary

CTW Staff: none present

Weststar Management: Todd Blik, Kevin Hayutin
Owners Present: Tom and Mary-Ellen Bayko
Residents Present: Jay and Elaine Roberts

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

OPEN FORUM

- The Bayko's in unit 101 introduced themselves.
- Jay Roberts had questions about our contract storage procedures.

APPOINTMENT OF BOARD SECRETARY

- The board approved the appointment of Jean Reardon to fill a vacant position on the board. Jean will serve as board Secretary.

MAINTENANCE SUPERVISOR COMMENTS

- Kevin updated the board on the installation of the pot feeder and silver bullet into the plumbing system.
- Kevin reviewed several building leaks that needed repair
- Hall explained that the Ph level in the pool is too acidic. The board agreed to drain and refill the pool, to clean spots on pool, to have Ray check Ph daily. The board asked Todd to get photo cells to monitor the outside lights.
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- Chiller went down a few times. Pressure reset and functioning.

REVIEW OF BOARD MEETING MINUTES

- The Board reviewed the minutes from the meetings held on May 15. The minutes were amended and unanimously approved. The board also approved minutes for the Budget Committee meetings held on May 29 and June 12.

REVIEW OF FINANCIAL STATEMENTS

- Doug reviewed the highlights of the month's financial reports. The financials were approved by a unanimous vote.
- There was a review of the budget meeting held in early June. Budget was approved with amended increase in HOA fees by 4%. Increase to begin 8/1/2014

DELINQUENCY REPORT

- The board reviewed the current delinquencies report.

OLD BUSINESS

- The board approved the 2014/2015 budget with amendments made to monthly dues and reserve contributions.
- Todd and Kevin reviewed documents to be submitted to FHA for building certification
- If CTW is rejected this application, it does not affect reapplication. If all goes well, the certification is granted for two year period.
- There can be a "spot check" inspection at any time.

NEW BUSINESS

- The board approved a bid from APEX for sealing the Humboldt St. parking lot.
- The board approved a monthly mechanicals maintenance contract with RK Mechanical
- The board discussed an assessment to fund the upcoming deck waterproofing project
- An assessment will follow and the estimated costs will be made in early fall.

ADJOURNMENT

- The meeting was adjourned at 9:30 PM. The next board meeting is scheduled for July 17.

Respectfully submitted,

Barbara Wagner, Vice-President