

CHEESMAN TOWER WEST HOMEOWNERS BOARD MEETING MINUTES
CTW COMMUNITY ROOM
July 16, 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: Weststar Management: Todd Bliet, Kevin Hayutin
Owners Present: Dan McMahan

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

OPEN FORUM

- Dan McMahan introduced himself to board. Dan has lived in CTW for a number of years, but this was his first meeting.

MAINTENANCE COMMENTS

- Pool was drained, vents and wall of pool power washed, refilled. Denver minerals in water affect pH, chlorine and other elements.
- Neptune re-installed ozone filter. Purpose of ozone filter is to decrease number of chemicals required to maintain pH. Neptune on site supervision is reduced to x1/wk.
- Parking lot across Humboldt repaved.
- Leak in board room: RK discovered one problem is the pipes are “sweating”. Location is in SE corner. One issue is there is no insulation around pipes. Board is awaiting RK’s evaluation and recommendations. Weststar does not believe it is a leak as the dripping does not occur in winter.

- Front entrance planter: A second estimate is underway for repair per Hall Skeen's recommendation.
- Boiler Updates: RK Continues to evaluate. RK discovered 3 way valve not closed resulting in mixing of hot and cold water. Bypass to be installed to maintain ambient temperature. Board awaiting RK's recommendation.
- The sump pump estimate is expected soon.
- Landscaping: sprinkler system readjusted.

REVIEW OF BOARD MEETING MINUTES

- Minutes reviewed and approved as amended.

REVIEW OF FINANCIAL STATEMENTS

- Doug reviewed the highlights of the month's financial reports. The financials were approved by a unanimous vote.

DELINQUENCY REPORT

- The board reviewed the current delinquencies report.

OLD BUSINESS

- FHA declaration for building certification officially completed. Submission pending board approval.

NEW BUSINESS

- Planter contract signed and work to commence within next 2 weeks.
- Deck project update: Kevin to contact vendor for estimate. As there has been a delay in vendor's report, board recommended obtaining further estimates.

ADJOURNMENT

- The meeting was adjourned at 8:30 pm. The next board meeting is scheduled for August 21.

Respectfully submitted

Jean Reardon, Secretary