

CHEESMAN TOWER WEST HOMEOWNERS BOARD MEETING MINUTES

CTW COMMUNITY ROOM

August 19, 2014

Presiding:	Barbara Creek, President
Board Members Present:	Doug Beekman, Treasurer Hall Skeen, Member at Large Barbara Wagner, Vice-President Jean Reardon, Secretary
Board not present:	Rita Bastien
CTW Staff:	None present
Weststar Management:	Todd Bliek, Kevin Hayutin
Owners Present:	Avi Tropper Sam Abraham

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

OPEN FORUM

- Avi Trooper in 1201 introduced himself as a new tenant
- Sam Abraham purchasing electric car and requested input regarding installation of outlet. Kevin will investigate regulations and process.

MAINTENANCE SUPERVISOR COMMENTS

- Kevin reviewed the new leaks in the building requiring repair.
- The door security system, elevator and garage opener all required repair. The etiology remains unknown, but the failure could have been a power surge as the events occurred almost simultaneously.
- RK mechanical proposed contract to clean out the 3-way valve in boiler system and reinstall valve with new gaskets. Doug Beekman and Hall Skeen continue to offer expertise in addressing boiler system issues.
- Smoke detector inspection scheduled for August 27. Ray will also identify/document the second shut-off valve in units at this time.
- Barb and Jean mentioned the time for water in kitchen to heat takes approximately 3-4 minutes. This may be related to the 01 stack as other board member residents in other stacks do not have this issue. Kevin to discuss with Ray. and perhaps consult a plumber.

REVIEW OF BOARD MEETING MINUTES

- Minutes 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 delinquency report.

OLD BUSINESS

- Deck project: Philip Lykosh of Lykosh & Associates made recommendations for deck repairs in 2013. He is currently working out of state and will not be able to submit proposal. He recommended local vendor. A letter is required to release information from Lykosh to new vendor. Westar is in contact with new vendor and will report to board of progress. Deck project assessment not anticipated until spring, 2015.
- FHA application submitted August 4th, 2014. A response is anticipated within 30 days.

NEW BUSINESS

- Audit schedule tentatively set for middle of September
- Garden committee recommended the bench outside front entrance be resanded/painted. Ray agreed to put this on his list
- Vendor contracts reviewed and Kevin will update.
- Barb Dorn asked Bridget to call Century Link to determine if CTW has a time commitment with them.
- Board requests Bridget to post a notification of park closures on the bulletin board. Information can be obtained from city parks and recreation department.

ADJOURNMENT

- The meeting adjured at 8:48 PM.

Respectfully submitted,

Jean Reardon, Secretary