

CHEESMAN TOWER WEST CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

DECEMBER 16, 2014

MINUTES

I. CALL TO ORDER

The regularly scheduled December 16, 2014 Board of Directors Meeting of the Cheesman Tower West Condominium Association, Inc. was called to order at 6:32 pm in the Cheesman Tower West Lounge, located at 1200 Humboldt St., Denver, CO. Board members present were Rita Bastien, Doug Beekman, Barbara Creek, Jean Reardon, and Barbara Wagner. Hall Skeen was unable to attend. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

II. OWNER FORUM

No owners in attendance

III. APPROVAL OF MINUTES

Following review, a motion was made by Doug Beekman and seconded by Barbara Wagner approving the November 20, 2014 Board Meeting Minutes with corrections noted. All Board members present voted in favor and the motion passed. A copy of the November 2014 minutes will be posted to the Association's website.

IV. FINANCIAL BUSINESS

Monthly Financials – The November 30, 2014 Financials were presented and reviewed in detail by Doug Beekman for the records. This monthly set of financials was accepted by the Board.

Review of November 2014 Delinquency Statement – The aging was reviewed and discussed.

V. REPORTS

Association reports were reviewed and presented. It was the general consensus of the Board to no longer present the vendor list as part of the monthly Board packet, however a revised version noting contract expiration dates and insurance information will be presented. Discussion followed on Holiday dates to lock the front door and it was the general consensus of the Board to list New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day as Official Holidays for locking the building. Notices to residents are to be posted in two locations.

CTW Maintenance Calendar – A 2015 building maintenance contract is being updated for future use.

VI. OLD BUSINESS

Balcony Painting – For the records it was stated that the paint job by Exterior Solutions Plus was completed satisfactory. The 50° to 60° F weather provided the conditions required.

Deck Project – An email from the engineer Christopher Morgan was received and presented to the Board, stating that plans and specifications are nearly complete, and guardrails need to be engineered. For this, a motion was made by Doug Beekman and seconded by Barbara Wagner approving \$3,000 additional cost for engineering guardrail details into drawings. All Board members voted in favor and the motion passed.

Annual Meeting Preparation – Questions on the agenda for the Annual Meeting will be ironed out by Doug Beekman. The final package for the Annual Meeting mailing of notice and proxy will be finalized for the January 5, 2015 mailing date. In addition Board members discussed presentation on State of the Community, and benefits of recently obtained FHA Approval.

Electric Vehicle Charging System Policy – A motion was made by Barbara Wagner and seconded by Doug Beekman adopting the Electric Vehicle Charging System Policy per State recommendations for the records. All Board members present voted in favor and the motion passed. A copy will be uploaded to the Association's website.

VII. NEW BUSINESS

Recommendation for the Installation of Clean Outs – The Board was presented with the maintenance staff's recommendation to install clean outs in the six stacks of the building, noting that over the years, sludge cannot simply be snaked.

Other – A concern regarding the lower lights along the 12th Ave. side of the building coming on at the correct time will be directed to the maintenance supervisor.

VIII. CORRESPONDENCE

Association correspondence was reviewed.

IX. EXECUTIVE SESSION

The Board entered into Executive Session to discuss temporary staffing issues.

X. ADJOURNMENT – There being no further business, a motion was made and seconded to adjourn the meeting at 9:00 pm. Next Board Meeting date is January 15, 2015 at 6:30 pm.

Approved by Breck date 1/23/15