

CHEESMAN TOWER WEST CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

JANUARY 15, 2015

MINUTES

I. CALL TO ORDER

The regularly scheduled January 15, 2015 Board of Directors Meeting of the Cheesman Tower West Condominium Association, Inc. was called to order at 6:30 pm in the Cheesman Tower West Lounge, located at 1200 Humboldt St., Denver, CO. Board members present were Doug Beekman, Barbara Creek, Jean Reardon, Hall Skeen and Barbara Wagner. Rita Bastien was unable to attend. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

II. OWNER FORUM

Two owners were in attendance at this meeting. They were Eli Reshotko of unit #601 and John Chetney of unit #801. Issues covered included the clean out installation currently in unit #601, recommendations for installation of clean outs throughout the building, and landscaping concerns relating to vine growth and the use of ice melt on the south side of the building. These issues will be addressed by the Board due to concerns.

III. APPROVAL OF MINUTES

The December 16, 2014 Board Meeting minutes were presented for review and approval. A motion was made by Barbara Wagner and seconded by Doug Beekman approving this set of minutes with changes noted. All Board members present voted in favor and the motion passed. A copy of the December 2014 minutes will be uploaded to the Association's website.

IV. FINANCIAL BUSINESS

Monthly Financials – The December 31, 2014 Financials were presented. Following a detailed review by Doug Beekman this set of financials was accepted by the Board for the records.

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

V. REPORTS

Monthly Maintenance report December 16, 2014 – January 8, 2015 – The Monthly Maintenance report was reviewed for the record.

CTW Project Maintenance Calendar 2015 – The Board reviewed the maintenance calendar for January and February tasks. The maintenance staff will be informed of additions and changes made by the Board.

VI. OLD BUSINESS

Annual Meeting Preparation – The Annual Meeting Notice was mailed out on January 5, 2015 and eight proxies have been received to date. Doug Beekman will review the power point with other Board presenting Board members in anticipation of the January 29, 2015 Meeting of the Membership.

Deck Project – Engineer Christopher Morgan informed the Association via email that further design information would be presented for this meeting however; he later requested detail

preference on the guardrails. The Board of Directors requested that he be contacted for a meeting prior to the Annual Meeting.

Recommendation for Clean Outs – Following the recommendation to install clean outs in alternating units of the plumbing stacks, it was noted for the records that Quality First Plumbing was on site January 15th in preparation of a project plan and proposal for presentation to the Board.

Other – Questions regarding whether the halls are heated in winter, location of thermostats and the location of exterior lights that are operated with timers.

VII. NEW BUSINESS

Front Door Issue – No further concerns at this time.

Other – Research into elevator cabin notice frames will be presented at the February meeting. A request was made to post the 2014 Borne Engineering Reserve Study to the website and ensure a copy is available on site. Currently tenant/resident contact information is being obtained by the office in an effort to update the data.

VIII. CORRESPONDENCE

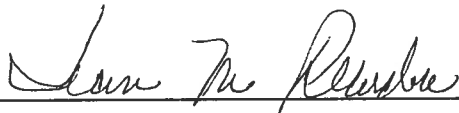
Association correspondence was reviewed. It was noted for the records that the Denver Fire Department has revised the Conveyance Annual Maintenance Permit Process and there will be a cost of \$300 per conveyance early 2015.

IX. EXECUTIVE SESSION

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

X. ADJOURNMENT – There being no further business, a motion was made and seconded to adjourn the meeting at 9:20 pm. Next Board Meeting will be held immediately following the Annual Meeting and then, February 19, 2015 at 6:30 pm.

Approved by



date

2 / 25 / 2015