

THE TOWERS AT CHEESMAN

HOMEOWNERS FORUM AND BOARD MEETING

March 28, 2005, 7:00 p.m.

In attendance: *Homeowners*: Walt Feldmann, Delvin Giese, Kathy O'Brien, Bill Fausak, Sue Fedlise, Paola Ramirez

Board: Dana Becker, chair; Greg Eisler, vice chair; Stacey Treece, Carol Fausak, secretary. Absent: Jeff Stanley.

Management Company: Mike Chapman, representative of Weststar Management Co.

A. Meeting called to order at 7:05 p.m. by Dana Becker. Board members and Mike Chapman were introduced.

B. Resident Manager Reports (*Greg Eisler*)

- Greg to schedule outdoors work by early April.
- Dealing with water problems.
- Looking into lock situation – getting a bid on a keypad and latch from lower garage into the building.
- Gym equipment – wearing after six years. Treadmill broken – to be repaired next week. Elliptical equipment to be reviewed.

Dana motioned to purchase used elliptical machine for gym, pending review of item.

Greg seconded. Motion passed unanimously.

- Water pump bearings to be replaced.
- Hot water inconsistent – Greg will check circulating pumps, add heating element.
- Braconeer vendor – pay for estimate re stack 702.
- Trash doors being fixed.
- Sump pump in garage – in progress – see if City will do anything re broken outside garage drain.
- Dryer has been broken, should be fixed.
- Boiler – wait until shut-off for summer.
- May 15 – historic arbitrary date for air conditioning turn on.

C. Open Forum

- See above.

D. Approval of Minutes

February 28, 2005 was an annual meeting. Minutes from that meeting will not be approved until the next annual meeting in 2006.

E. Financial Report

Mike Chapman reviewed the financial report included in his packet.

- Expenses overall in the black. Slight increase in security costs, due to cutoff date.

- Administration costs under budget.
- Condominium finances in solid condition; reserves are healthy.

F. Unfinished Business

Elevator Modernizing and Financing (Greg Eisler)

- Signed elevator contract sent to Weststar; total list of parts agreed upon with vendor.
- Elevator vendor has already signed the contract.
- Stacey Treece noted that she did not receive assessment letter. Letter had been sent.

G. New Business:

- HOA made an attorney change. In response to clarification request from Dana, Mike responded that much of the legal work was done by Weststar. However, wanted \$5,000 to send assessment letter. Firm did not complete the job. Possible extra costs involved.
- Mortgage data required, files not complete.
- Orten and Hindman are handling collections.
- Two different attorneys; one for collections and one for by-laws and other filings (Powers Law Firm).
- Board visited elevators that vendor put in another building. Very impressed with technology and design.

H. Adjourn.

Dana moved to adjourn at 7:36 p.m. Greg seconded. Motion passed unanimously.

Respectfully submitted,

Carol Fausak
Secretary