

THE TOWERS AT CHEESMAN
HOMEOWNERS FORUM AND BOARD MEETING
July 25, 2005, 7:00 p.m.

In attendance: Homeowners: Kathleen O'Brien, Mark Harrison, Carl Smith, Linda Goodwin, Karen Mesko, Sue Fedenia, Ray Lopez, Brett Eubank, Lydia Swize, Walt Feldmann, Lina Chamberlin, Scott Martin, Joanna Mayer, Kate Ambrose.

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

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

A. Meeting called to order at 7:02 p.m. by Dana Becker.

B. Resident Manager Reports (*Greg Eisler*)

- Elevator getting ready – electrical work being done. Shafts being done.
- Several new pieces of equipment in gym purchased and installed.
- Heat boiler rebuilt. Replacing hot water boiler in the next week or two. Trying to notify in advance of turning water off, at least 4-5 days advance notice will be given.
- Water issues due to the age of the building. Cleaning back stacks with water jet. Sewage odor in lower units; water pressure to be used to clear problem.
- Carpeting bad in hallways. Greg will touch up severe problems, but leave a major cleaning until the elevators are done.
- Greg thanked everyone who notifies him when the lights are out.
- Fire Department noted need for gate to be installed at top of stairs. Flashing lights in gym and community room to be installed.
- Fire alarm in lower parking lot.
- Cleaning balconies is a problem. Water is flushed to balcony below. Suggestion is to use a mop and water.
- Discussion of security guards' hours, whether to continue service.
- Landscaping is almost done; a few more plants and improvements to be made.
- Air conditioner in units – some complaint that it has been cool, not cold. Suggestion is to check filters. Particular problem is located on the west side, particularly warm because of the sun.

C. Open Forum

- Wanted to applaud those who worked on landscaping.
- Elevators – car itself will not be changed. All electrical equipment will be done. Late fall is the deadline.
- More lights on south side sidewalk. Put on the agenda.
- Two poles that are bike racks in the lower parking lot are requested. Security issue regarding the poles; bikes are parked at their own risk and poles cannot be drilled into the concrete. Only those using suspension rods can be allowed.
- Noticed that the lower parking spots are being used for storage. This is not allowed.
- Security camera discussion in the garage; higher quality security system – Greg to look into digital cost (in the past the cost to rent was \$200-300 a month, then we would own the system. Liability exists if there is a security system, and something occurs. Implicit in the fact of the security system is the fact that

homeowners are protected, and that is not necessarily the case. Discussion of security system will be put on the board agenda.

- Building cleanliness is fine, but the laundry room requires a sign asking homeowners to clear up after themselves over the weekend.
- Security guard consensus from homeowners – noted that the homeless do enter the building from time to time through the garage and use building facilities.
- The position of the security guard was discussed; this position could double as a support for Greg and reports to the board, instead of Management Company. Issues concerning this to be discussed.
- At this point, the security guard is only a visual deterrent but the cost is minimal and it was felt, worth the expense. Guards to tours of the building periodically.

D. Approval of Previous Meeting Minutes (4/25 and 6/30)

Dana moved to approve both sets of the Minutes of 4/25 and 6/30. Greg seconded. Motion approved unanimously.

E. Financial Report

- Mike Chapman of Weststar reviewed the current financial statement, with observations that we are still ahead on budget.
- Electricity cost did not rise as budgeted.
- Landscaping not budgeted, but considerably lower than expected. Overage in other areas to make up for this line item.
- Janitorial expenses will be realigned to reflect actual cost.
- Excellent buys on gym equipment required taking advantage quickly; this will be budgeted.
- Administrative costs are ahead by \$10,000.

F. Unfinished Business

- Elevator modernization covered above.
- Boiler/hot waters repairs already discussed.
- Unit 102 – seeks permission to replace window with a door leading to the back yard.
- Security guards contract discussed and to be continued.
- Additional items from the board – discussion of attractive fence, approximately 325 sq. ft. Mike suggested electric gate would be a repair problem; wrought iron fence might be attractive and serve the purpose. Greg to get bids.

G. New Business

- Safety check of balcony fence for each unit to be considered.

H. Adjourn

- Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Carol Fausak
Secretary