

THE TOWERS AT CHEESMAN
HOMEOWNERS' FORUM AND BOARD OF DIRECTORS MEETING

NOVEMBER 8, 2005, 7:00 P.M.

HOMEOWNERS IN ATTENDANCE: KATHLEEN O'BRIEN, WALT FELDMANN, LIVIA CHAMBERLIN, BRETT EUBANK, PETER BOES, DAVID MOONEY, JACKIE OLSON, TYLER AND CHRISTIAN ARAMEULA AND BILL FAUSAK.

BOARD OF DIRECTORS: DANA BECKER, GREG EISLER, JEFF STANLEY, STACIE ARAMEULA AND CAROL FAUSAK

A. The meeting was called to order at 7:02 p.m by Dana Becker, chair.

B. Resident Manager Report

- Elevator/Complaint about payment. On Thursday, Greg was notified that the elevator inspection would be done on Friday. Final payment due at that time. Unfortunate incident occurred when check was delayed by a day due to a misunderstanding. Check was delivered from Weststar and Greg will address issue with elevator firm. Greg was not here at the time of the incident. Overall, the elevator company has done a satisfactory job and the homeowners at the Towers are quite pleased with the results.
- Cigarette butts still being thrown over the north end of the building causing damage to the cars in the parking lot below. Greg is asking residents to be aware of the problem and notify him of the culprit. Total confidentiality will be honored.
- Upper level parking lot will be repaired at a cost of \$1,025. Vendor will give one-year warranty.
- Recent storm caused damage to east side of the building - \$17,000 cost to repair.
- North end of building has rain/storm damage. Bid for phalanges for entire site. Doing the less expensive work first is under consideration; the estimate cost is \$350 per balcony.
- Boiler/hot water heaters' work is completed. In an attempt to conserve energy, Greg feels that there is no need to run the boilers as hot as was necessary in the past. Utility bill for October was acceptable.
- Stack problems – some type of diverter issue. Takes time to bring up hot water; in one stack, the kitchen faucet is a problem; and in the other stack, the bathroom faucet is affected. These incidents are being investigated and will be addressed.

C. Open Forum

- Light on sidewalk is out; Greg will repair.
- Washing machine increase was questioned. It was noted that there has not been an increase since 1996, and the cost of the washers and dryers are still considerably less than commercial businesses. Greg noted that the

washing machines will be replaced in three years, and that the Towers at Cheesman get a percentage of the monies taken in, and this considerable amount goes to offset energy bills.

- The length of the dryer time was questioned. Greg said he would look into the possibility of scheduling less drying time at less cost with the vendor, since the current 45-minute limit is too long for some.
- Homeowners noted the change to the keypad on the garage door is a real improvement. It has been so successful, Greg is looking into putting a keypad on other doors that residents use.

D. Approval of Previous Meeting Minutes (9/26/05)

- Dana made motion to approve the Minutes. Greg seconded. Motion passed unanimously.

E. Financial Report

- Dana reviewed current financial statement. \
- Gym improvements were discussed; Greg was able to secure quality equipment at extremely reasonable costs. These items were not budgeted but added greatly to value of gym.
- Reserves were used to cover \$10,000 for the various building improvements. Difference will be made up quickly.
- As an aside, Greg noted that the roof inspector noted the roof is in excellent condition. All the improvements this year has added to the value of the building.

E. Unfinished Business

1. Declaration Amendments – needs notary.

- Dana Becker as president required to sign off on amendment changes. Carol Fausak as secretary to witness.
- No additional items from the Board.

G. New Business

- Budget proposal review – Security will be increased as an item in the budget line.
- Budget figures will go out to homeowners in December.

H. Adjourn

Dana moved to adjourn the Board meeting at 7:33 p.m. The Board then went into Executive Session.