

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

DECEMBER 5, 2005

HOMEOWNERS IN ATTENDANCE: KATHLEEN O'BRIEN, WALT FELDMANN, TYLER AND CHRISTIAN ARAMEULA, LIVIA CHAMBERLIN, SUE FEDENIA, JULIAN RUSH, LISA SWIZE, TOM GIECK 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 7:00 p.m by Dana Becker, chair.

B. Resident Manager Report

- Wall carpeting cleaning completed.
- Painting will begin this week.
- Upper parking deck – contractor assigned, \$1,025 total cost. Some cars may need to be moved during work.
- Dryers' increase. Last increase was eleven years ago. Current charge is far under going-rate, has been increased from \$.50 to \$.75 per 45 minutes. It was suggested that the dryers are not sensitive to low heat; most need more than 45 minutes, but for those that do not, can vendor move dryers to 15 minute increments? Greg to look into that along with the accuracy of the heat in the dryers.
- Installing hardwood floors without soundproofing causing problems between tenants. Same problem exists with tile floors. Condo has rules about noise abatement, and Greg will monitor the situation.
- Greg notified everyone that we have passed the boiler inspection.
- Slight damage to the elevator door.
- Greg wanted to note the excellent job of our new cleaning assistant, Alex. He is going above and beyond, monitoring and cleaning areas that are not particularly assigned to him.
- A sump pump purchase has been authorized for the lower parking area. Greg to purchase it.
- Dana announced that after the first of the year, Greg has accepted the building manager position. Greg has been doing the building manager job as a volunteer for over a year, and many major changes have occurred in the building during that time. The board and building residents are very pleased with his decision.

C. Open Forum

- Lights in the garage are out; Greg will repair.
- Greg does a great job in clearing the path on snowy days; much appreciated by pedestrians.

- The homeless have been found sleeping outside the lower-level garage. Concern is that they could be run over by cars exiting the garage since they are not readily visible. It was noted that if seen, a call to Denver Cares will result in a van picking them up and taking them somewhere warm.
- It was urged that residents close the garage door upon entering or exiting rather than wait for it to come down automatically. Homeless will enter the building if doors are left open too long.
- Upper parking lot door will be coded soon.

D. Approval of Previous Meeting Minutes (11/05/05)

- Dana made motion to approve the Minutes, to be amended with the spelling correction of “phalanges.” Greg seconded. Motion passed unanimously.

E. Financial Report

- Mike Chapman of Weststar reviewed the financial statements.
- Electricity is running over budget, caused by heat and light, but the year-to-date is slightly under.
- Administrative expenses are under by \$4,200 and this is credited to Greg.
- *Dana moved to pay the elevator company proceeds over what we have collected in pre-pays. Jeff seconded. Motion passed unanimously.*

E. Unfinished Business

- East side of the building to be tuck pointed at a cost of \$17,000.
- Irrigation clock to be moved.
- Final review and approval of the 2006 budget will be done by mail.
- No additional items from the board.

G. New Business

- Transfer operating funds to reserves.

H. Adjourn

Dana moved to adjourn the Board meeting at 8:20 p.m. The Board then went into Executive Session.

Respectfully submitted,

Carol Fausak,
Secretary