

THE TOWERS AT CHEESMAN PARK
HOMEOWNERS' FORUM AND BOARD OF DIRECTORS MEETING
JANUARY 30, 2006

Homeowners present: Brett Eubank; Andrew Wojdyla; Linda Goodwin; Kathleen O'Brien; Delvin Giese; Mark Harrison; Carl Smith; David Mooney; Bill Fausak; Lisa Swize; Peter Boes; Chris Richards; Lisa Margerum; Chris and Ty Arameula.

Board members present: Dana Becker, chair; Greg Eisler, vice chair; Carol Fausak, secretary, and Stacie Arameula, member at large. Absent: Jeff Stanley, treasurer.

Weststar representative: Mike Chapman

A. Call meeting to order.

Dana called the meeting to order at 7:01pm.

B. Resident Manager Reports.

- a) Laundry room – equipment will remain at the same cost, but Greg will contact the vendors to check the north driers, per Dana's request. It was pointed out again that the cost of the washers/driers had a very small increase recently, after eleven years at the same price. It is a very competitive price based on costs in other buildings and the vendor has been responsive to any complaints. As a reminder, the vendor pays the building the water and utility cost to run the machines.
- b) Water damage – Greg recommended that homeowners their condo insurance. Water can damage and homeowner is responsible for his/her unit and any damage incurred by other units from a faulty faucet/leak in your unit.
- c) Upper deck – resealed, should be o.k.
- d) Odor in gym – Greg checked into it and discovered a plant presumed to be dead grew a flowering bud that had a strong odor. It has been removed.
- e) Halls have been touched up and carpets spot cleaned.
- f) Greg is looking at bids to repair the fence in the back that was blown down by a strong wind. Options are to completely rebuild the same fence with new wood, or reinforce the existing wooden fence.
- g) Ceiling in gym needs to be replaced. Greg to contract work.
- h) New rug in the lobby has been purchased.
- i) Lights in garage have been replaced. Less energy cost and more brightness.

C. Open Forum

Dana called for homeowners present to discuss any issues of concern. None reported. *Dana reminded homeowners present of the Annual Meeting on February 27, 2006; board elections will be held at that meeting. If interested in serving on the board, please contact Greg or Weststar.*

D. Approval of Previous Meeting Minutes (12/5/05).

Dana motioned to approve the Minutes of December 5, 2005 meeting, amended to include the names of the homeowners present at the meeting. Greg seconded. Motion approved, as amended with the addition of the names of the attendees.

E. Financial Report

Mike Chapman of Weststar reviewed the financial report as submitted by Weststar. Noted that the Towers at Cheesman is fiscally sound; no homeowner fee increase for the upcoming year.

- Consolidate bank statement, page 1.
- Reserve cash, UMB Bank, account to be closed, signatures needed.
- Income accrued.
- Elevator assessment being reduced. *Dana asked for particulars on this line; Mike to get back to Dana for easier reading of financials.*
- Kidlett bid fixed rate.
- Many unbudgeted improvements made this year including additional fire alarms, landscaping, gym equipment replacements, etc., but no problem with the budget absorbing the costs.
- Light year for snow removal costs, and under budget on this expense.
- Administrative expense in the black, thanks to Greg.

F. Unfinished Business

1. Governance Policies – Need approval.
Governance policies signed and given to Mike. Nothing further required.
2. Additional items from the board.
No additional items at this time.

G. New Business

- Fence bids to be considered, i.e., repair what exists or replace?
Dana moved to replace the existing fence with the budget not to exceed \$2,800. Carol seconded. Motion passed unanimously.
- Gym ceiling should be replaced. Greg suggested putting in a grid ceiling with lighting in order for ceiling tiles to be more easily replaced in the future.
Dana moved to repair the gym ceiling with the budget not to exceed \$3,500. Carol seconded. Motion passed unanimously.

H. Executive Session

- Board went into Executive Session at 8:00 p.m. to discuss building/homeowner issues.

I. Adjourn

The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Carol Fausak
Secretary