

THE TOWERS AT CHEESMAN PARK

HOMEOWNERS' FORUM AND BOARD OF DIRECTORS' MEETING

MARCH 27, 2006

Homeowners present: Ray Lopez, Sue Fedenia, Kevin Miller, Brett Eubank, Livia Chamberlin, Peter Boos, David Mooney, Kathleen O'Brien, Walt Feldmann, Joel and Jennifer Lackey, Jackie Olson, Carl Smith, Bill Fausak and Lee Kramm.

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

Weststar representative: Mike Chapman.

A. Call Meeting to Order:

Dana called the meeting to order at 7:02 p.m.

B. Resident Manager Reports:

- Greg called attention to notices placed under residents' doors. Please return the surveys quickly.
- New entry codes were sent to everyone in the building.
- Electric latch code sent for upper parking deck entrance.
- New laundry equipment being reviewed by Greg.
- Fewer leaks in garage; vendor continues to monitor.
- Gym remodel, holding off on that until summer. More people are using the gym getting in shape for summer, would be inconvenient at this time.
- Swamp cooler needed for elevators to prevent temperatures climbing over 95°.
- 6 Ft. wrought iron fence with electric gate for upper parking lot - \$16,000, without gate; \$21,000 with gate. Greg brought prototype for fencing to the meeting. Unanimous approval for style of gate. Some questioned need for electric gate. Noted that there has been vandalism in the distant past, some cars stolen, but definitely not a serious problem, just something that may be preventative, not necessary.
- Wood flooring in some condos causing noise problems. Discussion ensued. Manufactured flooring without insulation may be at fault. It was suggested that a condo committee be formed to investigate the problem and make recommendations to the board. Peter Boos suggested a New York City-style noise abatement ruling that so much of the flooring be covered by a rug. Livia Chamberlin offered to be on the committee.
- As an extension to this ongoing problem, a recommendation was suggested that all future renovations be submitted to the board for approval. This being taken into consideration.
- Greg found a vendor who can repair sliding glass doors to retain silent opening at a reasonable cost – c. \$150-160.
- Greg would like to hire the carpet cleaner again. Reasonable cost (\$400). Hallways are anticipated being done on May 15.

C. Open Forum

- Lights to be put on left side of building.
- Solicitations under doors was questioned. Nothing in the condo rules concerning residents' putting notices under homeowners' doors. Outside solicitations are forbidden, however.
- Laundry room postings are for the convenience of homeowners, unauthorized removals of such are not condoned by building management.
- Greg plans to advertise in a Towers of Cheesman newsletter, once it gets started. Please let him know of anything you would like to post.

D. Approval of Previous Meeting Minutes (1/30/06)

- Mike noted that the February Minutes refer to an annual meeting and they will be approved at the next annual meeting in 2007.
- *Dana made a motion to approve Minutes of January 30, 2006. Greg seconded. Motion approved.*

E. Financial Report

- Mike gave the financial report: Year-to-Date – nothing exceptional.
- Fiscal year straight line budget (12 months)
- Utilities – within budget.
- Administration – within budget.
- Year to Date income - \$7300 ahead per budget.
- Financials looking good.
- Reserves goal of \$160,000 is in keeping with budget; however, waterproofing of building could be a big expense.

F. Unfinished Business

- None.

G. New Business

- Review covenant violation regarding fine structure. Current fine structure out of line. Recommendation made to lower fine structure.
Dana moved to make fine structure at \$50 first offense; \$100 second offense and \$200 third offense. Stacie seconded. Motion passed.
- Greg noted that a power washer is needed. Board agreed to purchase; cost limit of \$1,000.

H. Executive Session.

- Mike to review condo regulations and report to board.

I. Adjourn.

Meeting adjourned at 8:19 p.m.

Respectfully submitted,
Carol Fausak, secretary