

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

APRIL 24, 2006

Homeowners present: Myron and Lydia Swize; Peter Boes; Kathleen O'Brien; Delvin Giese; Walt Feldmann; Linda Goodwin; Sue Fedenia; Mark Harrison; David Mooney; Paul Sloan; Christian and Tyler Arameula; Lisa Margerum; Bill Fausak.

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 7:03 p.m.

B. Resident Manager Reports:

- Presentation by Henry Lavert of *Evolving Technology and Solutions* regarding wireless internet for the entire building. Cost would be \$10/month, sharing of bandwidth, no deposit and three year contract. Payment would be added to HOA fees for the contract period of three years. All homeowners will be polled regarding interest; Henry will give another presentation. Requires every resident to participate; total payment is \$1,000/month.
- Greg gave a presentation of comparative HOA fees, i.e., price per sq. ft. as of the end of 2005, based on a publication by Paramount Realty. The Towers of Cheesman came in at \$.30 per sq. ft, with healthy reserves to cover major problems. Some buildings assess twice a year to cover operating costs; others have little or no reserves and still others have a much higher HOA fee or a hidden cost of the building manager's apartment paid for by the residents. Comparatively, Greg's presentation put the Towers in a very favorable light.
- Lower garage is a lot drier. Maintenance must be done to the upper parking lot because of stress on the joints on an annual basis to assure minimum leaking into lower garage. This preventative work will be scheduled. It was never maintained on a systematic basis before.
- Painting will be done under the eaves.
- Trees have been trimmed according to City regulations. Decision was made by City Forester to save and trim the large Lotus tree on 14th.
- East side of the building is being tuckpointed; leaking windows to be addressed as well.
- Fire inspection on Thursday this week.
- Newsletter published. Quarterly project by Greg. Call is out for any news that can be shared with neighbors, i.e., comments, things to sell or buy, announcements, etc.
- Small items addressed such as the replacement of the exhaust fan for the elevator.
- Sprinkler control to be moved to the outside of the building.

C. Open Forum

- Tuckpointing done on the east side of the building, north side done a few years ago.

- Homeowner suggested that a tint on the windows might cut the glare in the gym.
- Discussion ensued about the hot tub in the gym; maintenance is a costly item. Most realtors feel the addition of a hot tub does not add to the value of the building. Gym is in need of expansion; it is used heavily. Most realtors agree that a gym is a good return, while a hot tub is not. Greg would like to poll all residents on whether to remove the hot tub and expand the gym before renovating the ceiling in the gym. An informal poll of the residents who attended the board meeting reflected two points of view. More on this will follow; all residents will have a chance to voice their opinions.
- Landscaping volunteers and barbecue will be held on May 13. All residents are invited.

D. Approval of Previous Meeting Minutes (3/24/06)

- *Dana made a motion to approve Minutes of March 24, 2006. Greg seconded. Motion passed.*

E. Financial Report

- Mike gave the financial report: \$3,000 ahead on utilities; \$1,600 under for maintenance expenses; administration is \$3,300 over due to the timing of insurance renewal. Overall budget looks very satisfactory; everything is on line.

F. Unfinished Business

- Laundry room is still being reviewed by Greg and vendor. Greg to report progress at a later time.
- Board had no additional items to discuss.

G. New Business

- *Dana moved to approve the bid from Weather Sure for tuckpointing and painting the windows of the East Side of the building. Jeff amended the motion to read "not to exceed" the cost of \$20,000, then seconded the motion with that proviso. Motion approved unanimously.*
- *Jeff made a motion to approve the cost of tree removal, if necessary, not to exceed \$4,000. Dana seconded. Motion passed unanimously.*
- Dana noted that there will not be a meeting in May due to Memorial Day Holiday.
- Discussion ensued regarding replacing doors to match the entryway. The majority of the board felt that there are many improvements to the building being made at this time and will put off any more purchases until the reserves can be built up again. Will review in a few months.
- Upper parking lot gates were discussed. The wrought iron sample gate that Greg brought into last month's meeting would be a distinct improvement surrounding the parking lot. Whether or not to add gates is still under discussion.

I. Adjourn.

Meeting adjourned at 8:03 p.m.

Respectfully submitted,
Carol Fausak, secretary