

**THE TOWERS AT CHEESMAN PARK**  
**HOMEOWNERS' FORUM AND BOARD OF DIRECTORS MEETING**  
**JULY 30, 2007**

*Homeowners present:* Kathleen O'Brien; Delvin Giese; Walt Feldmann; Linda Goodwin; Bill Fausak; Mark Harrison; Kevin Miller; Roger Ickler; Paul and Charlene Sloan.

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

*Weststar representative:* Tracy McGee

**A. Call meeting to order.**

Dana called the meeting to order at 7:03pm.

**B. Resident Manager Reports.**

- a) Western Waterproofing called in to check leaking on balconies, north end. Working with bids from three different companies. Puddling on balconies held against the wall and going into the apartments has been noted. Some problems could be: carpeting on balconies are holding water, preventing it from going down the drain; dirt congregating in the drain, etc. Should have answers by next meeting.
- b) Air conditioning unit is being checked for noise while running.
- c) Holding tank in basement rusted, needs replacement. Cost not to exceed \$9,700, actual cost will possibly be closer to \$8,000.
- d) Elevator part will be replaced as soon as it arrives tomorrow.
- e) Stacks in 1 and 2-bedrooms being cleaned. Should be scheduled every year, \$1,200 for all stacks.
- f) Cost of washers and driers went up slightly, as budgeted. It was pointed out that these fees go into the building kitty, and they still are very reasonable comparatively.
- g) Building exterior needs painting. Should be discussed.
- h) Vent cover in Men's room replaced.
- i) Gym work delayed until north end of building repaired.
- j) Greg announced that he will be part-time after Sept. 1<sup>st</sup>.
- k) Power wash garage can be done with rented equipment.

**C. Open Forum**

- a) Asked that power washing day be posted so cars don't get dirty.
- b) Jeff suggested garage door and exit door be refurbished.
- c) SW corner in garage needs repair.
- d) New pieces in gym equipment purchased at considerable savings, thanks to Greg's research.

**D. Approval of Previous Meeting Minutes (3/26/07).**

Dana motioned to approve the Minutes of May 21, 2007 meeting, with a correction noting that reserves are being funded at \$2,900 per month, instead of \$2,800. Greg seconded. Motion passed unanimously.

**E. Financial Report (06/30/07)**

Tracy McGee of Weststar reviewed the financial report:

- a) \$1,523 in elevator payment; elevator assessment is on target.
- b) Reserves now valued at \$141,036.
- c) Operating expenses are under budget.
- d) HOA in good fiscal shape.

**F. Unfinished Business****G. New Business**

- a) Balcony leak:
  - Vendors reluctant to guarantee, consider it high risk, hard to pin down.
  - Gap in concrete walls may be responsible, some solutions being considered.
  - Unusual driving north rains occurred this year, may not come again.
- b) Real estate market has turned sour but the Towers is selling well, six-seven units have been sold in the last six months. Turnover very fast and units are selling to owners, not investors.
- c) Light shining in from building on 14<sup>th</sup> Avenue. Suggestion made that a different bulb be used in security floodlight. Greg to contact the city, who in turn will talk to building owner.
- d) Graffiti found in garage at back. Police request that it not be removed until they check for gang-related signs, then it can be cleaned. Greg cleans once a week with power washer.

**H. Adjourn**

The meeting adjourned at 7:30 p.m.

**I. Executive Session**

Board then went into executive session.

Respectfully submitted,

Carol Fausak  
Secretary