

THE TOWERS AT CHEESMAN PARK
HOMEOWNERS' FORUM AND BOARD OF DIRECTORS MEETING
AUGUST 29, 2007

Homeowners present: Peter Boes; Danene Lewis; Lisa Margerum; Lisa and Myron Swize; Walt Feldmann; Delvin Giese; Kevin Miller; Sue Fedenia; Karen Mesko; Linda Goodwin; Bill Fausak

Board members present: Dana Becker, chair; Greg Eisler, vice chair; Jeff Stanley, treasurer; Carol Fausak, secretary.

Weststar representative: Tracy McGee

A. Call meeting to order.

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

B. Resident Manager Reports.

- a) Greg pointed out changes in the building. Getting closer to returning to school and adjusting to new schedule. The board asked Greg to continue to work as building manager with a part-time office manager filling in during the day. Weststar Management is available for emergencies. Upcoming projects include gym renovation and landscaping. Greg has been available on a 24/7 basis for the past three and a half years. All calls will be returned but he is no longer available instantaneously. The board is working with Greg to allow him the time to do his studies and continue as building manager. (Greg worked as our volunteer building manager and simultaneously ran his business for a year and a half. Many improvements were made at that time, including the elevator renovation, roof chiller repair and replacement, exterior siding and improvements, fire inspection upgrades, etc. Greg, since assuming the full-time building manager position, established procedures and personnel enabling the building to continue to thrive.)
- b) Sewer gas – unit valve in closet removed years ago. Water issues: leaks on ceiling. Bathroom pipes wear out, belong to homeowners, p-trap.
- c) Barbecue planned.
- d) Condensation, humidity, problem declined when unusual humidity dropped.
- e) Dog issues – owners have been addressed, have to go through management company.
- f) When working on unit below, exposed ceiling makes replacement easier, notify unit above.
- g) Water proofing Company - could not make meeting but wants to give a presentation outlining the job and cost.
- h) Balconies, leaks, coming from doors on the floor above, problem with balcony sloping.
- i) Building exterior painting should be done soon.

C. Open Forum

- a) Condensation problem has stopped. Air conditioning possibly overflowed.
- b) Propane/charcoal use vs. legal restrictions on balcony use. If the Fire Department is notified, the fine extends to the building, not the individual owner.
- c) Condominium is now 74% owner/occupied.

- d) Front doors provide weak security, lobby doors need to be replaced. Cost is estimated at \$8,000 but energy savings would recoup that cost within a few years and provide more heat and better security. A vote of homeowners needed to replace the current door.
- e) Garage doors and door into building, left open by movers.

D. Approval of Previous Meeting Minutes (7/30/07).

Dana motioned to approve the Minutes of July 30, 2007 meeting. Jeff seconded. Motion passed unanimously.

E. Financial Report (07/31/07)

Tracy McGee of Weststar reviewed the financial report:

- a) Elevator assessment is on target and will be repaid in early 2008.
- b) Reserves now valued at \$144,381.
- c) Operating expenses are under budget.
- d) HOA in good fiscal shape.

F. Unfinished Business

G. New Business

- a) Greg's returning to school, new schedule for building.
- b) Window washing bids to be gathered.
- c) North end of the building to be re-checked.
- d) Greg took the building through another successful fire inspection; two a year are scheduled.
- e) Lobby doors to be replaced.

H. Adjourn

The meeting adjourned at 7:50 p.m.

I. Executive Session

Board then went into executive session.

Respectfully submitted,

Carol Fausak
Secretary