

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

Homeowners present: Peter Boes; Danene Lewis; Walt Feldmann; Delvin Giese; Sue Fedenia; Linda Goodwin; Bill Fausak, Kathleen O'Brien, Mark Harrison, Paul Sloan, Andrew Wojoyla

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 7:04 p.m.

B. Guest – Jeff with Applied Plastic Coatings re: waterproofing

Applied Plastic Coatings was unable to come to the meeting today, as planned.

C. Resident Manager Reports.

- a) Water leaks in two couplings damaging three different units. Requires sleeves to be installed.
- b) Greg getting bids on 2008 budget items.

D. Open Forum

- a) The need for window washing of those windows that are impossible to clean by homeowners was discussed. Greg to get bids and discuss at the next homeowners meeting. Scaffolding is needed; some discussion of incorporating the work when the balconies are painted. But the windows in need of washing are in a different part of the building, where the scaffolding cannot reach.
- b) The need to replace the front doors was discussed. Greg noted that the last bid was \$7,000-8,000. At this point, the need to review the final cost of the north end of the building with water problems was the reason the doors were put on hold. But the project is in the budget and the doors will be a cost-saving in the long run. No more money will be put into the existing dated doors.
- c) Chain link fence on the parking lot was mentioned.
- d) Stacey Arameula is off the board, in response to a question by a homeowner. She has moved from the building.

D. Approval of Previous Meeting Minutes (08/29/07).

Dana moved to approve the Minutes of August 29, 2007 meeting. Greg seconded. Motion passed unanimously.

E. Financial Report (09/30/07)

Tracy McGee of Weststar reviewed the financial report:

- a) Revenue is ahead of expenses; looking good.
- b) Reserves are \$156,847.16.
- c) Closing on unit; bank made up the outstanding balance. All expenses are current.

F. Unfinished Business

No additional items from the board.

G. New Business

- a) 2008 Budget – Excel spreadsheet to be emailed.
- b) Garage cleaning has been done very satisfactorily.
- c) Exterior painting bids for the north end of the building.
- d) Replacing vestibule doors needed before the winter.
- e) Carpeting on the front steps should be replaced as soon as possible. Other options can be considered; rough tile, etc. Tracy had some suggestions from other Weststar buildings.
- f) Awnings to be replaced; burns in the fabric have now expanded. Fabric only to be replaced. *Tracy suggested Four Seasons Awnings for a bid.*
- g) Smoking on balconies is a problem; odor enters other condo units. *Myra to be contacted about the legality of forbidding smoking on balconies.*
- h) Exterior pole lights to be replaced. *Dana offered to help replace them.*
- i) Moving elevator in need of refurbishing, i.e., replace tile floor and some sections of stainless steel.

H. Adjourn

The meeting adjourned at 7:35 p.m.

I. Executive Session

The board went into executive session.

Executive session ended at 8:10 p.m.

Respectfully submitted,

Carol Fausak
Secretary