

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

April 28, 2008

Homeowners present: Walt Feldmann, Sue Fedenia, Kathy O'Brien, Linda Goodwin; Karen Mesko, Peter Boes, Bill Fausak, Kevin Miller.

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

Weststar representative: Tracy Mulvihill

A. Call Meeting to Order

Dana called the Meeting to order at 7:08 p.m.

B. Resident Manager Reports (Greg Eisler)

- Recycling is about to start next week. It will start collecting glass. Newspapers must be put in separately. Start with one pick-up a week, but will play it by ear.
- Boiler thermostat is a problem. Once turned over to air conditioning, it cannot be turned back to heat in a changing climate. Timing to satisfy everyone is difficult.
- Hot tub seems to be popular to remove. Greg finishes school in late June and will work on the gym at that time.
- Complaints about dogs on balconies and grooming fur flies around. This cannot be tolerated. Homeowner will be cited.
- Garage leaks will be repaired.
- Chain link fence – discussed replacing. Some suggestions were wrought iron. Snow in parking lot needs to be shoveled through the fence. Another suggestion is a gate to permit snow removal trucks into the parking lot. Some questions revolved around whether a fence was needed at all. Gate could be kept open during the day and closed at night.
- Front steps discussed, tile or carpeting?

C. Open Forum

- Peter Boes discussed the removal of the hot tub by June. Is heartily in support of an enhanced gym and cost effectiveness of saving energy.
- Sod to be replaced where dogs tend to soil repeatedly.
- Keys in door – lock will be more forgiving. Greg to get it fixed.
- Spaces owned by HOA in the parking lot, exclusive right to use. Tracy to check local ordinances.
- Lobby painting was discussed, some felt the sponge painting is overdue for improvement.

D. Approval of Previous Meeting Minutes (March 2008)

- Minutes not available in packet.

E. Financial Report

- Income exceeded expenses by approximately \$4,600 as of the end of March 31, 2008.
- Reserves are at \$167,395, at the end of March.

F. Unfinished Business

- Exterior painting bids – ongoing
- Replace Front Steps Carpet – ongoing
- Awning replacement – ongoing
- Chain Link Fence – see homeowners forum
- North Elevator Cab Refurbishment – under discussion
- No other additional items from the Board.

G. New Business

H. Executive Session

- Board went into Executive Session.

I. Adjournment

- Meeting adjourned at 7:33 p.m., then Board went into Executive Session.

Respectfully submitted,
Carol Fausak