

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

SEPTEMBER 29, 2008

Homeowners present: Jason and Bethany Iannone; Carl Smith; Paul and Abigail Holmquist; Mark Harrison; John Dickinson; Linda Goodwin; Daniel Galvagni; Kathleen O'Brien; Sue Fedenia; Delvin Giese; Walt Feldmann; Joel and Jennifer Lackey; Danene Lewis; Bill Fausak.

Board members present: 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 7:02 p.m.

B. Resident Manager Reports.

- Greg welcomed and introduced new homeowners Daniel (Melissa) Galvagni and Jason and Stephanie Iannone. He then asked what it was that attracted them to the Towers at Cheesman, in light of the many condos currently on the market. Combining the responses of both couples, some building highlights mentioned are: the foyer, party room leading to the lovely landscaped backyard, gym and billiard room; low HOA fees. Abby and Paul who moved into the building in 2002 added that their attraction to the building included the security, landscaping, nice floor plans and low HOA fees. All agreed that the building is constantly upgrading and improving.
- Greg wanted to point out that the prices in the building are holding their own in a very uncertain economy; we are far more secure than many other buildings in the area and mentioned some recent selling prices.
- Garage door has new rollers which need to be replaced every six months due to heavy usage.
- Lighting on parking lot and walkways has been replaced. Greg rewired the wall behind the ivy and placed lights on the wall. While some liked the charm of the pole lights, all agreed they were a target for vandalism and consistently broken making them useless and unattractive most of the time. The new lighting is discreet yet bright and illuminates the area beautifully. Greg to remove the poles in the next few weeks.
- The chain-link fence in the upper parking lot running along the alley is deteriorating; large vehicles/trucks run into it. There is a great deal of activity from homeless people in the area and discussion centered around some options, i.e., replace the wire fence at minimal cost; tear it down completely; select a more secure option with a gate at considerable cost. This issue will be addressed after the first of the year.

- Air conditioning/heat – Greg pointed out that in the spring and at this time of the year satisfying all residents is not an option since he is trying to conserve energy and may shut down too early in the fall or too late in the spring. Greg has taken on some utility-saving measures by replacing the lobby doors last year and rewiring to use energy-efficient bulbs in the hallways, so we are doing as well as can be expected in green savings. The air conditioning must be turned off completely before turning on the heat and the same is true in the spring when heat is turned off permanently to allow for the turnaround to air conditioning. When to allow for the turn off is always a best guess and Colorado weather can be quirky. Extra sweaters in the fall and less layers in the spring, folks, for that interim period.
- Greg also pointed out that motors in individual condos may be plugging up. Simple vacuuming will clean ducts and Greg will be happy to assist if you need help.
- General updating – Greg has done many improvements to the billiard room, attractive new lights and lighting system, painting, etc.

C. Open Forum

- Removal of the hot tub was revisited; unanimous vote of homeowners is to remove it. All concurred.
- Homeowners would like to move bikes off the balconies and into a secured area on the building premises. Greg is looking into it, particularly now that more people are using bikes to avoid high gas costs, but original developers sold all the parking spots and he will have to create space.
- Installing a motion detector in the laundry room was mentioned. Homeowner felt that lights were left on when room was empty. Greg noted that lights have been replaced to be energy efficient; problem is not as serious as before.
- The high rise on High Street and 14th Avenue is under construction and lights on the roof are left on shining into some homeowners' condos through the night and early morning. Problem may have to be brought to the city.
- The Science Church across the street gives exterior access to homeless people in the neighborhood. These people have addiction problems, along with other issues, create a disturbance. Councilman's office should be notified; the Church seems reluctant to deal with it.
- The gym is so attractive; what is the possibility of adding the services of a masseuse? Tracy to look into the legal ramifications of a professional masseuse using building facilities.

D. Approval of Previous Meeting Minutes – July 28 2008 Minutes

- Dana moved to accept the Minutes of July 28, 2008. Greg seconded. Motion passed unanimously.

E. Financial Report (08/31/08)

Tracy of Weststar reviewed the financial report:

- a) Revenue is ahead of expenses; looking particularly healthy given the economy.
- b) Reserves are \$185,849.17. Tracy to review options for safe investment.
- c) Expenses are current.

F. Unfinished Business

- Exterior building work about to commence; Greg has selected Homestead Painting Contractors. The cost of painting the building is \$63,500, with an additional \$10,000 estimate for caulking on an “as needed” basis.
- Discussion ensued about final color selection of balcony railings; possible Photoshop imaging of final choices may be displayed in lobby. Residents will have a short deadline for ballots. Meanwhile, Greg has color chart that can be viewed and selections can be made from the chart.
- Greg has a bid of \$13,000 for the gym; this includes a special recycled material for the flooring that Greg felt would also work well on the stairs leading into the building since it is an exterior/interior product.
- Front steps leading into the building to be upgraded.
- Floor in the elevator is cracked due to all the moves since the spring. The floor will be replaced.
- Odor from carpeting was noticed. Greg believes he knows the cause; will look into it but does not believe it is the carpeting.

G. New Business

- Decision was made that the hot tub takes up energy and space. HOA made a decision to finalize the removal of the hot tub. Majority rules; hot tub is out.

H. Executive Session

No executive session

I. Adjournment

Meeting adjourned at 8:01 p.m.

Respectfully submitted,

Carol Fausak
Secretary