

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

April 27, 2009

Homeowners present: Danene Lewis; Joel and Jennifer Lackey; Kevin Miller; Delvin Giese; Sue Fedenia; Abbey Holmquist; Bethany Iannone; Carolyn Lagermann; Paul Sloan; Lisa Margerum.

Board members present: Dana Becker, president; Greg Eisler, vice president; Jeff Stanley, treasurer; Carol Fausak, secretary; Peter Boes, member-at-large.

Weststar representative: Tracy Mulvihill

A. CALL TO ORDER

Dana called the meeting to order at 7:01 p.m. Asked homeowners for any concerns they might have.

- Peter noted that the showers are not as warm as they had been previously. Kitchen sink takes a while to get warm as well. Greg sent surveys in the past to homeowners regarding any problems with warm water and received little or low response; nothing to judge by. Shower water is on a different line from the sink so there should be no correlation. But Greg will look into it.

B. RESIDENT MANAGER REPORT

- Bike situation – Greg noted that the northeast corner of lower garage can be used for storage. It will be squatters' rights to the spots, but there should be enough. Bikes must be in useable shape; it cannot be storage for old or unused bikes. Greg feels confident he can assure homeowners of a bike parking spot.
- Greg to repair gate on upper parking lot.
- Discussion of electric gate to upper parking lot resumed; some units are concerned about the noise of opening and closing gates.
- Snow removal on upper parking lot became a discussion point, where to push it? Greg thought he might be able to find empty parking spots where snow could be placed.
- Lower parking garage has some small leaks, which will be addressed.
- Awning is ripped; Greg to look into repair.
- Air conditioning is ready to go; Greg will be happy with the same vendors.
- Greg noted that realtors are happy to report units in our building are going for asking price and moving quickly. This may be attributed to the constant updates and improvements The Towers at Cheesman has been doing, along with our attractive HOA fees compared to other buildings in the area.

C. OPEN FORUM

- Gym update is complete and feedback has been extremely positive. Work was done and came in on a very reasonable budget. Greg redid the lighting himself which adds a great deal to the project. The flooring is utilitarian, unique and very attractive, as are the tile walls and color palette. The mirrors, steam room, sauna and additional space for equipment add to the comfort of the gym, along with the enhanced sound system and televisions.
- Discussion went to the replacement of the sliding glass doors in multiple units. This would be done at the homeowners' expense, but by joining many units a better cost may be obtained. A homeowner pointed out that an energy tax savings might be available to those doing so at this time. While this is on hold for the time being, Greg will look into vendors, get bids and present it to the homeowners at a future meeting.
- Greg will also look into chiller replacement, re-bid vendors since projects such as this may have gone down in cost in this economic climate.
- Homeowners extremely pleased with the exterior work on the building. Greg noted that the vendor will come back to check on any peeling problems. So far majority feel the vendor has done a great job. One unit may have a problem due to upper-level homeowners who used a chemical to clean their balcony and it dripped on to the new balcony paint below. Greg to check the unit and vendor will be happy to repair.

D. APPROVAL OF PREVIOUS MEETING MINUTES (DECEMBER 3, 2008)

- *Dana motioned to accept the Minutes of December 3, 2008. Greg seconded. Motion passed unanimously.*

E. FINANCIAL REPORT

- Tracy of Weststar presented the Financial Report. The Operating Account as of March 31, 2009, with all outstanding invoices deducted, was \$59,975.77.

F. UNFINISHED BUSINESS

- Delay reserves study proposal due to the current economic climate and the fact that we are aware of upcoming projects. Study will be put on hold.
- Reserves should be kept at \$150,000, and the Board advised Tracy of Weststar to move \$25,000 from operating to reserves.
- There were no additional items from the Board.

G. NEW BUSINESS

- No new business.

I. ADJOURNMENT

Meeting adjourned at 7:36 p.m.

Respectfully submitted,
Carol Fausak
Secretary