

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

July 27, 2009

Board members present: Dana Becker, President; Greg Eisler, Vice President; Peter Boes, Member-at-Large.

Weststar representative: Tracy Mulvihill

A. CALL TO ORDER

Dana called the meeting to order at 7:04 p.m.

B. RESIDENT MANAGER REPORT

- Greg welcomed all new owners to the building
- The laundry increase was explained. The dryer prices were increased because they were not done so last year. The washers and dryers are supposed to be the same price now \$1.15 per load. The laundry company would be willing to lower the price, but the HOA would take a cut in their take of the profit.
- Paint/Building repairs – pleased with the job done. There have been no reported leaks on the north side of the building. Some balconies were not waterproofed. Anyone having water issues should report them to Greg so they can be addressed
- Fence in back – this item has been tabled. People don't want an electric gate because of the noise. Repairs at the current fence will be explored and alternatives to a noisy fence will be explored.
- Parking deck – Greg has requested bids for the surface to be re-done. They range from \$15,000 - \$20,000. All of the striping needs to be re-done. Owners can have someone towed if someone parks in their space. The HOA cannot get involved as the spaces are individually owned and deeded to the owner of the space.
- A/C – got hit by lightning in early spring this year. The cost for repairs was \$6,000. A new maintenance company has been found to maintain the chiller to try to get a little more life out of it before being replaced.
- Windows & Doors – tabled until September. Bids are coming in. Contractors will come and give presentations on their products.
- Gym – completed with the exception of the steam room. Greg would like to do repairs to one of the treadmills and buy a second high end treadmill. The steam room will be completed before winter.
- Board Position – Dana announced that he will be moving & selling his unit. The Board would like to put out the word for the opportunity for new people to join the Board. Let Greg or Tracy at Weststar know if interested.
- Status of re-doing lobby – Greg reported that it will happen. Possibly in the fall. Taking it slow right now
- Rooftop Deck – could be a possibility somewhere down the road. There is a lot to consider – i.e. privacy, insurance, liability, engineering, etc.

C. OPEN FORUM

- Owners are happy with Greg and the job he's doing
- Washer/dryer increases – owners are willing to pay more per load rather than the HOA lose the money to the laundry company for lowering the price
- There is graffiti on the side of the building
- Dog owners in the building are doing a good of walking their dogs away from the building and saving the grass
- New owners in the building introduced them selves and talked about why they picked the building and what they thought could be improved or changed
- Was an insurance report filed for the lightning strike to the A/C – Greg reported no – deductible is too high and to keep and incident off the HOA record to keep premium low
- How many people serve on the Board – Greg stated there can be up to seven members and no less than three. When Dana resigns there will be four members on the Board and the Board can appoint a new member to serve out Dana's term.

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

- *Dana motioned to accept the Minutes of April 27, 2009. Greg seconded. Motion passed unanimously.*

E. FINANCIAL REPORT

- The HOA is \$16,000 to the good with regards to the budget because of low utility costs. At the end of July there was \$33,765.41 in the operating account and \$151,601.19 in Reserves.

I. ADJOURNMENT

Meeting adjourned at 7:50 p.m.

Respectfully submitted,
Tracy Mulvihill
Weststar Management