

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

January 25, 2010

Board members present: Greg Eisler, President; Jeff Stanley, Treasurer; Carol Fausak, Secretary; Peter Boes, Member-at-Large.

Homeowners present: Greg Stieber; Kevin Miller; Paul and Abigail Holmquist; Myron and Lydia Swize; Sean Omandau.

Weststar representative: Tracy Mulvihill

A. CALL TO ORDER

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

B. OPEN FORUM

- Greg thanked everyone for giving him the time to take his vacation.
- He went on to say that there are no apartments available right now, which is a very good sign for the building.
- Operating budget is in the black.
- Snow removal worked well. Ice on parking lot a problem. Jeff put salt down.
- Window replacement project to get more numbers; will be available at the next meeting.
- Steam room is done. Ceiling heater will help keep it warm; Greg to install ceiling heater.
- Boiler insurance required. Boiler inspectors now come through insurance company instead of state.
- Fire alarm inspection: walls/steps needed painting.
- Resurfacing and repairing the parking lot, to be determined when workmen come (probably in the spring).
- Garage – pressure wash, reline and refresh.
- Outside building entrance, awning to be replaced this spring, similar to what currently exists.
- Repaint lobby in keeping with what currently exists, different color but something that blends with the recent exterior work, quiet, unobtrusive, relatively inexpensive but attractive.
- It's o.k. for homeowners to bring in a trainer to the gym. Outside people coming in to use the gym; this is unacceptable unless accompanied by a homeowner.
- Patch repair on 10th floor carpet from pieces leftover in the gym.
- Greg asked homeowners for other issues; wants everyone to feel free to bring them up. All comments are welcome.

C. APPROVAL OF PREVIOUS MEETING MINUTES (NOVEMBER 16, 2009)

- *Greg motioned to accept the Minutes of November 16, 2009. Jeff seconded. Motion passed unanimously.*

D. FINANCIAL REPORT

- Tracy noted that at the end of December 31, 2009, the HOA had \$62,456.78 in operating expenses remaining.
- Reserves were at \$146,217.34.
- These numbers indicate a very healthy fiscal result, with nothing outstanding or in the wings to affect it from growth.

E. MANAGER'S REPORT

- Greg raised the issue of the washers/driers cost. At this point the building is reimbursed by a fifty-fifty percentage from the vendors. This adds to the building budget. However, Greg said some homeowners feel the cost is burdensome, and there is a vendor stipulation to increase the cost slightly. In lieu of this and due to the healthy operations budget, Greg wondered if the homeowners would agree to release their portion and keep the washers/driers' cost as is. This was discussed and Greg will review this option further with the vendor.

F. UNFINISHED BUSINESS

G. NEW BUSINESS

- Windows replacement for the two-bedroom units contract to be signed.
- Casement vs. slider windows discussed.

I. ADJOURNMENT

Meeting adjourned at 8:15 p.m.

Respectfully submitted,
Carol Fausak,
Secretary