

THE TOWERS AT CHEESMAN PARK
HOMEOWNERS FORUM AND SPECIAL WINDOWS ASSESSMENT MEETING

April 5, 2010

Homeowners present: Livia Chamberlin; Mark Harrison; Paul Sloan; Izabella Korzehiowski; Steve Giampuolo; Elizabeth Johnston Marty; Kevin Durkin; Bethany Iannone; William Rahrer; Earl Dodgion.

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

Weststar representative: Tracy Mulvihill

A. CALL TO ORDER

Greg called the meeting to order at 7:03 p.m.

B.. ORDER OF BUSINESS

Window replacement throughout the second bedroom units was discussed.

- Necessary to assess replacement in two-bedroom units, all must be done together since it affects the exterior of the building.
- Rough proposal – HOA to contribute \$200 per 2-bedroom unit to offset total cost of \$1010.14 to mandatorily replace window in second bedroom.. Greg distributed cost sheet, showing cost before tax credit of \$810.14, tax credit can be deducted of \$174.83 for a net cost of \$635.31.
- Design of the window is changing due to building codes. Discussion ensued concerning the loss of open view. New windows will be 30” up from the floor, and egress at the top requiring the window to be sectioned in half to allow opening.
- Vendor selected is Accurate Door and Window, Andersen Windows is the manufacturer with a ten year warranty.
- To provide an incentive to homeowners of all units to replace sliding glass doors, and due to the utility savings from last year leaving monies in the operations budget, it was suggested that \$100 per door for 1-bedroom units, and \$50 per door for 2-bedroom units be contributed to the overall cost of replacement. This is not mandatory.
- *Unanimous approval from homeowners in attendance to the proposed plan.*
- Greg discussed the spring landscaping plan and the need to hire a helper to finish the job.
- Greg to powerwash the garage.
- Weathersure will solidify pavement on the upper parking deck to prevent leaking below into the garage.

C. ADJOURNMENT

Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Carol Fausak, Secretary