

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

November 29, 2010

Board members present: Greg Eisler, President; Peter Boes, Vice President; Ken Jones, Treasurer; Carol Fausak, Secretary.

Homeowners present: Peter Boes; Erika Burke; Greg Eisler; Carol Fausak; Walt Feldmann; Mark Harrison; Elizabeth Johnston Harty; Ken Jones; Mox Manitz; Kevin Miller; Kathleen O'Brien; Robert Prettyman; Paul Sloan; Jeff Stanley; Mindy Marks & Greg Stieber; Lydia Swize. *Proxies given to Greg Eisler, President, BOD:* Joseph Fuentes; Steven Giampolo; Thomas Gieck; Richard Kneebone; Karen Mesko; Lothar Schulz. Total:

Weststar representative: Chris Ricketts, CMCA®

A. CALL TO ORDER

Greg called the 2011 budget ratification meeting to order at 7:02 p.m. Greg reviewed the budget as outlined in recent packet sent to all homeowners. He stated that there will be no increase in homeowners' fees for 2011. This is an accomplishment, particularly when factoring in higher utility costs. The reserves will continue to be funded at the same rate; there will be no decrease.

Chris, Weststar representative, noted that a quorum of homeowners (22) were present or had given proxies to the Board and voting could continue.

Jeff moved that we accept 2011 budget as proposed. Peter seconded the motion. Motion passed unanimously; budget for 2011 is ratified as is.

B. FORUM

- Lydia Swize noted that the extra money in the budget for 2010 should be put toward reserves. The homeowners at the meeting unanimously agreed, and the board stated that is their thought as well. All congratulated Greg on his careful stewardship of both the operating expenses and the reserves.
- Greg noted that the landscaping was severely damaged by herbicide, an act of a vandal.
- Awning replacement and lobby painting are on the improvement agenda for the upcoming year.
- Our reserves are currently at \$182, 072.

Meeting adjourned at 7:07 p.m.

C. OPEN FORUM

- Homeowners noted that all are happy with the window installation.

- Are windows being replaced in the gym? Greg noted that the gym has storefront windows and they will not be replaced at this time.
- Cost of water – will the cost of water go up? Look for a way to conserve water. Rental unit had dripping faucet and the owner was not advised. Much waste.
- Utilities are used less and cost is down. Greg congratulated the homeowners for their careful monitoring of usage, more sweaters and layers.
- The backyard was damaged by a vandal (see note above) and that is an expense to the building to repair.
- Lobby will be improved this year. Painting and basic updates but nothing elaborate since majority felt it was not needed. Paul asked about the possibility of hiring a color consultant. At this point, it is not being considered.
- Hallway repainting will be reviewed, along with carpet replacement in the halls.
- A homeowner asked about vent cleaning; felt his air conditioning was not very strong. Sometimes there is something clogging the duct and Greg said he would look at it.
- Greg noted that our air conditioning unit is aging. We may have to replace the chiller but would prefer to keep it going until technology catches up to the green movement. The coils will have to be checked.
- Mindy noted that precautions should be taken regarding homeless entering the building through the garage. Asked homeowners to be aware of those coming into the building.
- Regarding the building newsletter, Greg was asked to mail the newsletter to those who do not live on the premises but own a unit. Greg said he will do that.
- It was noted that the garage door is moving very slowly and people can get in anytime a car comes into the building.
- It was noted that the grass in front of the building is dying because of the dogs going in the same area. Discussion ensued about the possibility of using fake grass/dirt mixture for canine use.

Respectfully submitted,

Carol Fausak
Secretary