

**THE TOWERS AT CHEESMAN PARK
BOARD OF DIRECTORS MEETING**

April 25, 2011

Board members present: Greg Eisler, President; Peter Boes, Vice President; Jeff Stanley, Treasurer; Michael Flaherty, Vice President-Communications; Mindy Marks, Member at Large; Carol Fausak, Secretary.

Weststar representative: Chris Ricketts, CMCA

A. CALL TO ORDER

Greg called the meeting to order at 7:00 p.m.

B. APPROVAL OF PREVIOUS MEETING MINUTES

Peter motioned to approve the Minutes of March 28, 2010. Mindy seconded. Motion passed unanimously.

C. FINANCIAL REPORT

- Financial report reviewed.
- Reserves at \$207,518.33.
- Operating account at \$45,878.42, as of March 2011.

D. UNFINISHED BUSINESS

- Hand sanitizer in gym, perhaps a different product?
- Exercise mats should be replaced. Greg noted a cost difference between a large mat and a smaller mat (\$329 vs. \$48), vendors: Body Craft F602 and Exercise Mat 180B.
- *Michael made a motion to purchase the large and small mats, one each. Peter seconded. Motion passed unanimously.*

E. NEW BUSINESS

- Greg introduced Darcy Taylor of Plant Escapes. Towers of Cheesman is looking into landscaping options due to dog use in the building exterior.
- Darcy made a presentation and went on to discuss options, noting that she has 35 years of experience, and has designed landscaping for Pinnacol, the luxury condo development next to City Park, with problems similar to ours.
- With a nice, clear presentation of photoshop exteriors, the Board briefly toured the exterior of the building while Darcy outlined her design, estimating the cost at approximately \$20,000, and a two week time frame for the entire project.
- Before the Board votes on the cost for landscaping and awning replacement, Greg wanted all to be aware of possible upcoming expenditures.
- If the boiler should break down, the cost of replacement is \$74,000.
- Michael made a presentation in response to a request from the Board for a building logo, stationery and computerized material relating to the logo for use in reproducing on website, etc.

- The Board then voted on the cost from Michael's graphic arts firm, Nichez.
- *Carol made a motion to accept the bid of \$2,950.00 from Nichez for graphic arts design work to be used on the awning being replaced on the building entrance exterior. Peter seconded. Motion passed unanimously.*
- With the landscaping work and awning replacement, plus graphic arts work for website, stationery, etc., the cost to the building is estimated at \$35,000.

F. ADJOURNMENT

Meeting adjourned at 8:20 p.m.

The next Board meeting is scheduled for Monday, May 23, 2011.

G. Executive Session

- The Board then went into Executive Session to discuss homeowner issues.
- *Greg made a motion to remove the bankruptcy portion of Unit #101 from the Towers of Cheesman books. Michael seconded. Motion passed unanimously.*

Respectfully submitted,
Carol Fausak,
Secretary

Approved May 31, 2011