

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

July 25, 2011

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

Homeowners present: Kevin Miller; Kathy O'Brien; Paul Sloan; Mark Harrison; Greg Stieber; Tom Gieck; Steve Dexter; Crystal Cervantes.

Weststar representative: Chris Ricketts, CMCA

A. CALL TO ORDER

Greg called the meeting to order at 7:06 p.m.

B. MANAGER'S REPORT

- New landscaping finished; positive comments indicate a job well done. In the early hours on Sunday, a vandal tore up the Astroturf. Since it was weighted down, this indicates that more than one vandal was involved. In attempting to replace the turf, the sprinkler system was damaged. Greg now plans to place heavy decorative rocks to weigh down the turf making it even more difficult to rip up.
- Unusually heavy rainstorms caused some damage. Water a problem coming from the northwest side; south side from the east got into units. Leaks on the west side were a problem too. Two years ago we put \$30,000 into sealing which kept the damage at bay. Weathersure, the contractor, pointed out that the balconies tilt toward the building. For \$10-15,000 per balcony it can be reinforced but there is no guarantee that it would keep water away.
- Painters will return to touch up the window replacement on the balconies.
- CC&R upgrades to units; Homeowner policy required. Loss Assessment coverage needed for each homeowner.
- Balcony flooring tile take up space causing leaks below.
- Those who removed the popcorn from the ceiling, using dry wall mud, are not insured for damage.
- Homeless people are causing vandalism more than usual this year. Jeanne Robb is our council representative and we believe Squires, the bar on the corner of Colfax and Williams, is the problem. The police are there frequently and they are called often. It is a different element than we have had. Cameras may be needed. The Church of Christ Scientist is not supportive of neighborhood efforts. The more homeowners call the authorities, hopefully the more they will respond. .
- There are 34 rental units in the building at this point, and the Towers of Cheesman consider it too high a number. Many homeowners are renting by themselves and not registering the renters with Greg. Association rules are

quite clear on this; therefore, without a lease on file in the office, fines will be assessed. Greg is going to ask for a list of people in the building. There is a favored realtor that we use whose rentals historically have been satisfactory. We would prefer all rentals go through her office.

- We have a boiler problem; this is fixable and will be repaired. At this point a new boiler is not required. The air conditioning is okay.
- Exterior awning will be replaced next spring. The decision was made to keep the existing awning for another year since it still looks fine.
- The carpets in the halls have been cleaned.
- Gym pads have been ordered. The treadmill belt is ordered.
- Lobby painting to be done this year. Executive Session will be called to discuss it.
- The building barbecue date is set for August 21. An additional bonus to engage more homeowners is to offer a free month of HOA dues, and, for renters who attend, a \$100 gift card. All must be present to win.
- When homeowners replace carpeting with hardwood floors, sound is the responsibility of the homeowner. Therefore all hardwood flooring requires sound barriers, underlay carpeting.

C. HOMEOWNERS' FORUM

- With the heavy deluge we have had this year, it is recommended that all homeowners check the drain opening on their balconies. Keep it clear.
- Cars parked on 14th Avenue prevent a problem for cars coming out of the upper parking lot onto the Avenue from the alleyway. They block the vision of the drivers.
- Mattresses stacked in the alleyway are a hazard. Police can be called if the homeless use them. Again, Jeanne Robb is the district representative; dial 311.
- Paul Sloan was aware that the Board was considering a non-smoking, building-wide policy. Is this still on the table?
- A suggestion was made to invite Jeanne Robb to a homeowners meeting, and to have her see firsthand the homeless situation on Williams Street.

D. APPROVAL OF PREVIOUS MEETING MINUTES (JUNE 27, 2011)

- *Peter motioned to accept the Minutes of June 27, 2011. Mindy seconded. Motion passed unanimously.*

E. FINANCIAL REPORT

- Checking account currently showing \$40,036.02; Reserves at \$196,558.04. Reserves owe \$8,000 to Operating due to extra checks being written for landscaping costs. The Reserve Account only allows three checks a month and Operating checks were used to cover temporarily.
- We are \$10,000 ahead of budget as of June 30, 2011. This should not change.
- Energy costs are holding about the same as last year.

- This numbers indicate a very healthy fiscal result, with nothing outstanding or in the wings to affect it from growth.

F. UNFINISHED BUSINESS

G. NEW BUSINESS

H. ADJOURNMENT

Meeting adjourned at 7:55 p.m. Board then went into Executive Session.

Respectfully submitted,
Carol Fausak,
Secretary

ADDENDUM TO MINUTES:

On July 28, Board Member Mindy Marks researched contact information for Jeanne Robb, as noted below:

Jeanne Robb
Councilwoman District 10
303.377.1807
Jeanne.robbs@ci.denver.co.us
Fax: 303.377.1902

Mindy noted that the more voices we can get involved, the better.

Approved: August 29, 2011