

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

September 26, 2011

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

Weststar representative: Chris Ricketts, CMCA®

A. CALL TO ORDER

Greg called the meeting to order at 7:05 p.m.

B. HOMEOWNERS' FORUM

No homeowners were present; this was a board meeting.

- Chris raised a question from a homeowner concerning the installation of washers/dryers in individual units. Response was that the machines are allowed, but permits from the city must be obtained prior to placement and any damage caused by leakage, etc. is the sole responsibility of the homeowner.
- Another question was raised as to the Declarations reading on the watering of balcony plants. Water seeps into units below causing disruption if the balcony is being used. Can hours for watering be restricted? Greg will send letter re courtesy and common sense when watering plants to offending homeowner.
- No units are allowed to put 'For Sale' signs on balcony. A current unit has such a sign and this will be addressed.

C. APPROVAL OF PREVIOUS MEETING MINUTES (AUGUST 29, 2011)

- *Peter motioned to accept the Minutes of August 29, 2011. Michael seconded. Motion passed unanimously.*
- 2012 Budget Planning – Discussion centered on the recently rebuilt boiler, cost approximately \$7,000. This came out of the operating budget.

D. FINANCIAL REPORT

- No questions on the financials.

E. UNFINISHED BUSINESS

- WIFI-friendly building – Greg to call a meeting with homeowners to discuss. If the decision is made to go ahead with the project, the cost will be added to the homeowners' fees. It is estimated to be an additional \$10/month. Homeowners will save the cost of their current internet service estimated at \$60-70/month.
- In addition to adding internet capability throughout the building, a webpage can be designed dedicated to Towers of Cheesman news and an opportunity for homeowners to contact building management with suggestions/recommendations.
- Lobby updating is to be started. Peter is going to look into a contract on pricing for Benjamin Moore paint, using his professional discount.

- Tile will be scrubbed and sealed by Greg. The original grout color has darkened morphing into a completely different color.
- The bathrooms on the lobby floor will be retextured and painted, wallpaper removed in ladies' restroom.
- Ongoing chiller decision – the cost to replace is in the area of \$130,000 today. We have replaced compressors in the past with success. Current cost to replace just the compressors is estimated at \$22,000, and could possibly extend the life of the chiller for about 7 years. Some building owners who have opted for a new chiller have had problems and have replaced them. This is the decision facing the board. Greg to get more bids.

F. NEW BUSINESS

None.

G. EXECUTIVE SESSION

Board went into Executive Session to discuss a physical building issue, Peter's insurance comparison question and other matters relating to delinquency policy.

H. ADJOURNMENT

Meeting adjourned at 8:25 p.m.

Respectfully submitted,
Carol Fausak,
Secretary

Approved November 7, 2011