

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

February 27, 2012

Board members present: Greg Eisler, president; Peter Boes, vice president; Jeff Stanley, treasurer; Michael Flaherty and Mindy Marks, members-at-Large; Carol Fausak, secretary.

Homeowners: Daniel Galvagni; Steven Giampalo.

Outside Guest: Kathleen Perry

A. CALL TO ORDER

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

B. MANAGER'S REPORT

- Upper parking lot complaints are down. Cuts in the fence provided space to put snow. Both gates open to make this possible.
- One parking lot complaint centered around the lip going into the lot.
- FHA application is in and awaiting results. Units #501 and #604 have been sold in the meantime.
- Many additional move out's have been occurring with renters.
- Lobby remodel – Peter and Michael will present their designs for the lobby at the annual Board meeting. Peter brought panels for board review.
- Annual board meeting is set for Monday, March 12, 2012.
- Fobs vs. keypad entry was discussed. Cost will be reduced significantly if fobs are used for building entry only, and keypad used for garage and parking lot entries. This issue will be brought to the annual meeting for a vote.
- Lobby bathrooms will be remodeled; refreshing by scraping down the walls is planned.
- Changing the lighting in the party room discussed. Current light fixtures are dated and difficult to find bulbs. Greg to bring sample of proposed change to next board meeting.
- Water-saving toilet discussed. Daniel and Peter discussed the possibilities of a group doing this work together, thereby saving some costs. Peter brought estimates and will make a presentation at the annual meeting. If 20 toilets are purchased, that would provide the minimum order for a discount. Residential rebates are available.
- Greg mentioned changing mechanical vendors, from M Tech to Long Mechanical. There was a significant saving in Webster Coolers by the move.
- False fire alarm caused by human error. The placement of the fire alarm was too low. It will be moved to another area to prevent this in the future.

- Daylight savings time starts on Sunday, March 11, 2012. Greg reminds everyone to set their fire alarms.
- Carbon monoxide units will also be placed in condos as they become available through renters moving or being sold. Eventually all units will have to have them.
- WIFI – a few glitches were discussed but on the whole, Greg is receiving a very positive response.

C. APPROVAL OF MINUTES (JANUARY 30, 2012)

Peter moved to accept the January 30, 2012 Minutes. Michael seconded. Motion passed unanimously.

D. FINANCIAL REPORT

The ending balance in the operating account is \$54,367.14 and the reserve account is \$209,892.25.

E. UNFINISHED BUSINESS

- Approval of Century Elevator maintenance contract increase.

Peter moved to accept the maintenance contract with Century Elevator at the increased rate of \$525 per month for a period of two years, starting January 1, 2012 through 2014. Greg seconded. Motion passed unanimously.

F. NEW BUSINESS

No new business brought by the Board.

G. EXECUTIVE SESSION

Board went into Executive Session to discuss decisions regarding fee waivers, delinquencies, webpage construction and content, etc. Past homeowner invited to address the board to make a request.

H. ADJOURNMENT

Board adjourned at 8:30 p.m.

Respectfully submitted,
Carol Fausak, Secretary