

Towers at Cheesman Park Condominium Association, Inc.

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, April 2, 2012 - 8 PM

MINUTES

A. Call to Order

Board Members Present: Greg Eisler, Mindy Marks, Jeff Stanley, Peter Boes, Mike Flaherty and Robert Prettyman.

Board Members Absent: None.

Also Present: Chris Ricketts, CMCA®, Association Manager

The meeting was called to order at 8:10 PM by the Board President.

B. Homeowners Forum

C. Prior Minutes

The Minutes of February 27, 2012 were reviewed and approved.

D. Financial Report

The Financial Report for the period ending February 29, 2012 was reviewed and accepted. The Association is under budget for 2012. The February 2012 Operations account deposits were \$25,298.50 and expenditures were \$28,577.35. The Association made its regular Reserve contribution of \$2,977.77.

E. Unfinished Business

1. Some fencing repairs were made at \$275.
2. We expect to have to replace one of the chiller compressors this season. The A/C will be turned on in a few weeks, depending upon weather. It has been warmer earlier this season.
3. Unit 203 is on the market, the owner requested painting the stairwell out of order between the first and second floor. The Board wants to keep the existing redecorating schedule.

F. New Business

1. The Health Insurance monthly premium was increased around 50% over last year. Greg Eisler contacted the provider and found a way to maintain coverage with a premium about \$375 less than last year. The Board approved the compensation adjustment.

2. Greg suggested looking at hiring a part-time helper with the health insurance savings, 15 hours per week at \$15 per hour. Greg will interview candidates.
3. Plant Escapes bid \$1,393 for spring clean-up, mulch. Peter Boes moved to accept the bid. Mike Flaherty second. The motion carried.
4. Awnings in front are torn or split in places. The bid received to replace both awnings in front is \$11,044.
5. At the last Annual Owners Meeting, owners present were in favor of making the Towers at Cheesman a non-smoking building. Greg Eisler will contact the Association's attorney.
6. The board will have an Organizational Meeting to determine officers at the regular April 30, 2012 meeting.

The meeting was adjourned at 8:45 PM

Approved: 04/30/12