

Towers at Cheesman Park Condominium Association, Inc.

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, April 30, 2012 - 7 PM

MINUTES

A. Call to Order

Board Members Present: Greg Eisler, Mindy Marks, Jeff Stanley, Peter Boes and Christian Alavi.
Board Members Absent: None.
Also Present: Chris Ricketts, CMCA®, Association Manager

The meeting was called to order at 7 PM by the Board President.

Michael Flaherty sold his unit and resigned from the Board of Directors.

Robert Prettyman sold his unit and resigned from the Board of Directors.

Christian Alavi was appointed to the seat vacated by Robert Prettyman, the term expires in 2014.

B. Homeowners Forum

C. Prior Minutes

The Minutes of April 2, 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 operations account balance is \$45,984.85. The Reserve Account balance is \$220,763.30. The \$90 difference was a calculation error in the Excel Summary Page.

E. Unfinished Business

1. Chiller - The replacement compressor is in progress. The switch from heat to A/C will be done on May 15, 2012.
2. Lobby Redecorate & Repainting - Peter Boes moved to have Flying C create the panels and request they submit an invoice for \$7,200. Mindy Marks second. The motion carried. The cabinet maker, Flying C, will create and install the lobby and mailbox surround panels.
3. The Association will need a new sign maker.

4. Owners are voting for the Green or Tan color options. A third option was not created and presented. If an owner desires a third option, that will be considered for presentation along with the two current color options.

F. New Business

1. Insurance - At this time, the insurance industry has raised rates around 30 to 50% for similar buildings. Insurance renews in February 2013. We can expect an increase in premiums for 2013.

2. Board Organization

President	Peter Boes	2013
Vice President	Greg Eisler	2013
Secretary	Christian Alavi	2014
Treasurer	Jeff Stanley	2013
At Large	Mindy Marks	2014

3. The landscaping on 14th Avenue seems to attract trash, storage and street people taking naps. The area needs to be revised to help the situation. Estimates to replace some of the plantings with tall grasses will be sought as planned with the 2011 Williams Street re-landscaping project.
4. Bids for planting in the pots with some more permanent types of plants so something is always in the pots will be sought. The idea is to leave some room for seasonal plantings, but also not have bare pots in front when the seasonal plantings expire.
5. Common area carpet cleaning is scheduled.
6. Awnings - The bid to replace both awnings is \$11,040. This was put over to the May 2012 meeting.
7. New pads were installed in the common area swamp cooler and it was turned on.

G. Adjournment

The next meeting is scheduled for Tuesday, May 29, 2012 at 7 PM. Monday the 28th is the Memorial Day holiday.

The meeting was adjourned at 8:15 PM

Approved: 05/29/12
(Date)