

# **Towers at Cheesman Park Condominium Association, Inc.**

A NON-PROFIT CORPORATION

## **BOARD OF DIRECTOR'S MEETING**

**Tuesday, May 29, 2012 - 7 PM**

## **MINUTES**

### **A. Call to Order**

The meeting was called to order at 7:05 PM by the Board President.

Board Members Present: Greg Eisler, Mindy Marks, Peter Boes and Christian Alavi.

Board Members Absent: Jeff Stanley.

Also Present: Cindy Sack, Kathleen O'Brien, Paul Sloan, Charlene Sloan, Chris Ricketts, CMCA®, Association Manager.

### **B. Homeowner Forum**

### **C. On-Site Manager's Report**

Roto Rooter was called to the building by a resident. They snaked a line without checking first and broke their snake in the line. There was damage to the pipe and water damage to and within the walls on the 3<sup>rd</sup>, 2<sup>nd</sup> and 1<sup>st</sup> floors and in the Party Room.

On-site manager will create a list of vendors for the Association website. Owners and resident may use the listed vendors, or select their own. Vendors on the list will know the building and will be much less likely to run into problems that are expensive to repair.

New flowers were planted in the pots and then someone uprooted them. Attempts will be made to keep the new flowers alive.

Tree trimming bid is for \$2,600.

The Astro-turf was cleaned and odor control agent applied for \$500

The replacement compressor for the chiller is needed. A new belt is on order.

The replacement of garage exhaust fan motors was \$1,500

The annual Denver Fire Dept. inspection seems to be overdue. On-site manager will contact them. The Fire Department has been doing this between 10 to 14 months apart in other buildings.

There has been more move in/out activity in April and May.

It appears there is a transient camping in the dumpster area. Building management will see if this can be abated.

Graffiti was removed from the fence.

Recent FHA article indicated that it is possible to fine board members \$1,000,000 and or send a board member to prison up to 30 years. More information will be sought. It is thought that this would apply to a conviction in court for an egregious misrepresentation of facts about the HOA in order to obtain FHA approval. The Association is FHA approved. The application went through the Attorney's office after carefully ensuring all of the facts supplied are true and correct.

Some hallways have received touch up paint and the carpets have been cleaned in all hallways.

Smokers have been leaving cigarette butts on the patio. Smokers are required to use proper containers for their smoking materials and to keep the area clean.

The credenza as a collection point for trading items too good to just toss out has become an eyesore in some respects. Requests to move the collection point to another, less visible area have been received. At this time, please leave items on the counter in the Clubroom kitchen counter instead of on the credenza in the main lobby area.

Lobby area redecorating vote was 24 for light walls with green trim. There were 26 ballots received. Peter Boes moved to paint the walls tan with the green trim. Christian second. The motion carried. The changes are expected to begin around the first of July 2012.

#### D. Minutes

Peter Boes moved to approve the April 30, 2012 Minutes with removal of the last 2 lines in Section E2. Mindy Marks second. The motion carried.

#### E. Financial Report

The Association is \$9,000 under budget as of the end of April 2012. Operations began with \$46K, ended with \$53K. The Reserve began with \$221K and ended with \$224K, an increase of \$16K for 2012 to date. The financial report was accepted.

#### F. Unfinished Business

1. Awning Replacement - The bid is for \$11,063 to replace both awnings. After placing the order, it will take 4 to 6 weeks for completion and installation. This will be put over until the lobby redecorating is completed to ensure funds are available.
2. Some exterior soffits needed attention and repairs were made.
3. 14<sup>th</sup> Avenue Fence Line landscaping bids to remove the junipers and install native grasses are \$2,700 from Plant Escapes and \$3,700 from Circo. The Circo bid includes irrigation system changes (expected to run about \$1,000). The changes are a Reserve Expense item. This was put over to the next meeting.

4. More mulch will be added this week.

#### G. New Business

1. Vacant Board seat. Currently there are 5 board members and the sixth seat is vacant.
2. Adding Towers at Cheesman Park to a private Facebook page was suggested.
3. Bikes are taking over outside. An additional bike rack can be removed from storage and placed in the area. Bikes on the balcony are okay as long as no part of the bike sticks out over the edge or through the railing.
4. A ping pong table was suggested. The old one was removed when it started to create friction between residents in the building.

#### H. Adjournment

Peter Boes moved to adjourn the meeting. Mindy Marks second. The meeting was adjourned at 8:26 PM.

Approved: June 25, 2012