

Towers at Cheesman Park Condominium Association, Inc.

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, June 25, 2012 - 7 PM

MINUTES

A. Call to Order

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

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

Board Members Absent: Jeff Stanley.

Also Present: Chris Ricketts, CMCA®, Association Manager.

B. On-Site Manager's Report

The Denver Fire Department did their annual inspection. 18 of the Exit Lights need to be replaced at about \$600. Items left on the table will continue to be reviewed. The door code is being given out to non-residents, that is not okay. Changing the door code may be needed. This can be noted in a newsletter also. An exterior soffit was repaired and painted. Another bike rack will be added to the exterior bike rack area. The lobby update does not include re-grouting. The work will be separated into areas; stairs, lobby and clubroom. The ping pong table idea was put aside, not enough interest and the prior table was a source of trouble between residents. The carpet was cleaned on the 8th floor and the fabric softener stain appears to be gone. Restriping the garage parking lot is estimated at \$1,100. Both decks were done about 10 years ago. The restriping will be done with the resurfacing planned for 2013. Some fluorescent lights going out had replacement ballasts and rewiring done to handle the new type of fluorescent bulbs. The sprinklers at the north end will be checked for operation, that area is not receiving enough water. A sprinkler vendor may be needed to correct the problem. Water from above in the Gym was traced back to the 4th Floor. The water damage to common area in the Clubroom was traced back to Unit #202. The p-trap is leaking. The Association Manager will send a letter to the owner, repairs are needed as soon as possible. The plumber also found that the shower controls are in need of repair also. The owner will be given a fix by deadline before the Association will call in a plumber. Window washing for windows that cannot be reached will be \$399. Owners and resident will be requested to remove their screens for the cleaning crew. The south side fence was repaired.

C. Homeowner Forum

No comments were received.

D. Minutes

Peter Boes moved to approve the April 30, 2012 Minutes. Christian Alavi second. The motion carried.

E. Financial Report

The Association is \$9,400 under budget as of the end of May 2012. Operations began with \$53,132.47, ended with \$53,438.35. The Reserve began with \$223,831.67K and ended with \$223,215.77K. The lobby panel deposit to start the construction work was \$3,600. The financial report was accepted.

F. Unfinished Business

1. The changes to the south side landscape were reviewed. A bid to just remove the junipers that catch and hold trash will be considered, this item was tabled.
2. The Access Control Panel replacement unit is about \$600.
3. LED Lighting was on the plan already.

G. New Business

1. A bid to remove the Junipers from the south side will be sought.

H. Adjournment

Peter Boes moved to adjourn the meeting. Mindy Marks second. The meeting was adjourned at 8:11 PM.

Approved: _____
(Date)