

Towers at Cheesman Park Condominium Association, Inc.

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, July 30, 2012 - 7 PM

MINUTES

A. Call to Order

The meeting was called to order at 7:01 PM by the Board President.

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

Board Members Absent: Jeff Stanley.

Also Present: Steve Giampolo, 205; Lutz Brandt, 902; Daniel Cannard, 1106; & Chris Ricketts, CMCA®, Association Manager.

B. On-Site Manager's Report

South side fence has been repaired a number of times. Help from 3-4 people is needed to bring the bike rack out of storage, it is very heavy. Window cleaning on 2nd bedroom windows will be arranged, if owners want to arrange to have their other windows cleaned at the same time, they can arrange for it. Restroom remodeling will require removal of stuck wallpaper and re-texturing. The plumbing problem in a unit has been fixed and the common areas repaired; the invoices will be billed back to the unit owner. Paint was touched up on the 8th floor. The north area sprinklers have been repaired. Installation of the entry system panel replacement must now be done by a certified installer under Denver codes; this will likely raise the price. It is recommended the system be replaced primarily due to old age and this model is no longer available, and parts are no longer available for when something in the equipment fails. The current system also does not have a key-fob or card capability. The general consensus of owners/residents offering their opinion prefer having a key-fob system instead of a code that can be passed around defeating the point of having an Access Control System in place. A gym poster went missing, the replacement is on order. The gym ceiling water damage has been fixed. The floor repairs are pending. Unit 202 reports no a/c. There may be no cold water to the fan coil, Long Technologies will be called out to determine what the problem is. If it is the fan coil, that is a homeowner maintenance item. Holes are to be cut in the lobby by the mailboxes this week for the remodel project.

C. Homeowner Forum

Various ideas were put forth for the access control system replacement. The most practical solution to access control problems was a fob system replacing numeric codes. New signage for the lobby area was suggested, something simple as a backlit Lucite panel with the Towers at Cheesman Park logo set on spacers so it would stand out.

D. Minutes

Peter Boes moved to approve the Minutes of June 25, 2012. Greg Eisler second. The motion carried.

E. Financial Report

For June, the beginning balance was \$53,439.35 and ended with \$54,812.88, another month under budget. The Reserve began with \$223,215.77 and ended with \$205,473.98. About \$20,000 was expended on the HVAC system replacement of a compressor and a condenser motor. (We've had really hot weather this season.)

F. Unfinished Business

1. None.

G. New Business

1. HB 1237 (SB 1237) - Peter Boes moved to have the Association's attorney modify the Association's Policy on the Inspection and Copying of Records Policy as required under House Bill 1237 to become effective no later than January 1, 2013 for \$140. Greg Eisler second. The motion carried. Manager will contact the attorney to arrange for the required modifications.

H. Adjournment

Peter Boes moved to adjourn the meeting. Christian Alavi second. The meeting was adjourned at 7:34 PM to an Executive Session to discuss delinquencies and a legal matter.

Approved: August 27, 2012