

TOWERS AT CHEESMAN PARK CONDOMINIUM ASSOCIATION, INC.
A Nonprofit Corporation

BOARD OF DIRECTORS MEETING
Monday, April 29, 2013 7:00 pm

MINUTES

A. Call to order at 7:06 pm

Board Members present: Peter Boes, President
Greg Eisler, Vice President
Victor David Hughes, Member at Large
Michael Laessle, Member at Large
Board Members absent: Christian Alavi, Secretary
Jeff Stanley, Treasurer
Also present: Chris Ricketts, CMCA, Association Manager

B. Building Manager's Report

Hot water tank developed a leak over the weekend. Long Mechanical was able to bypass that tank. Of the Building's four water tanks, two were replaced in recent years, and two are original to the Building. Greg will seek estimates to replace the leaking tank and the other original tank. Greg will also look into whether a sensor could be installed to warn of future leaks.

Garage door was damaged and arm replaced.

C. Homeowner's Forum

Livia Chamberlin referred a web designer who might be interested in providing the Board another estimate to create an HOA website.

Livia asked when the air conditioning would be turned on. Greg said that the week of May 15 was planned for the switch from heating to cooling.

D. Minutes

Peter Boes moved to approve the Minutes of March 25, 2013, with the exception of the second section of the Homeowner's Forum replaced with: "Christian Alavi asked for an analysis of total revenue for both Towers at Cheesman Park and laundry equipment and service provider over the contract period vs an estimate for purchasing or leasing laundry equipment, with an estimate for maintenance, water, electricity and gas to operate equipment over the same period. This analysis is for the purpose of determining the potential savings, if any, should the Building decide to buy and

maintain laundry equipment rather than contracting with a laundry service. Michael Laessle second. The motion carried unanimously.

E. Financial Report

Period Ending March 2013	Operating Account Net Increase	(\$18,678.39)
Period Ending March 2013	Reserve Account Net Increase	\$7,815.05
Period Ending March 2013	Operations Balance	\$53,809.43
Period Ending March 2013	Reserve Balance	\$218,974.02

F. Unfinished Business

Greg Eisler will seek bids to repaint stairwells, particularly lowest three floors.

New gym equipment will be delivered on Wednesday, May 1st. Greg Eisler to work with a delivery company to install equipment in gym.

Peter Boes moved to accept SBSA reserve study proposal. Greg Eisler second. Motion carried unanimously.

Quote to replace two Building awnings came in at \$7,961.00. Peter Boes motioned to accept bid. Greg Eisler second. Motion carried unanimously.

Contract for potted flowers at front entry is \$1,394.55. Greg Eisler motioned to accept contract. David Hughes second. Motion carried unanimously.

G. New Business

Greg Eisler motioned to leave Board positions as they are currently. Peter Boes second. The motion carried unanimously.

Unit 202 has more than (1) allowed "For Rent" signs. Greg to work with homeowner to come into compliance.

Greg will have signs made to designate one trash can in garage for recycling, as well as the trash can by mailboxes, which will also be for recycling.

Garage parking spaces and storage room getting messy. Greg will post notice for homeowners to clean their spaces.

Building-wide outdoor cleanup scheduled for Saturday, June 1st.

City of Denver to take over elevator administration from State agency. TCP's elevator service provider, Century Elevator was bought by Premier Elevator. Greg to seek alternate bid for next Budget Meeting.

Trash service will lower monthly fee from \$2,300 to \$1,100 monthly with a 7% maximum annual increase with a new two year contract. Board to decide upon this proposal at next meeting.

Two roofing companies not interested in maintaining TCP roof. United Materials is interested, but recommends repairs of \$3,886.00 prior to initiating a new two year contract that includes monthly inspections. Monthly fee will increase from \$85/month to \$155/month.

David Hughes noticed access control remains an issue, with non-residents and delivery people having the door code.

David Hughes noticed dogs off leash and in hallways of 10th Floor.

H. Adjournment

The next meeting will be Tuesday May 28, 2013 at 7:00 pm.

The meeting adjourned at 9:13 pm.

Approved: June 24, 2013