

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

BOARD OF DIRECTORS MEETING
Monday, June 24, 2013 7:00 pm

MINUTES

A. Call to order at 7:04 pm

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

B. Building Manager's Report

Light fixtures were replaced in the parking area. Compliments received on flowering plants at front door; more damage to plants noticed this year. Bushes in front planters were fed and watering system repaired; bushes look to be improving. Hall carpets were cleaned. Garage door was damaged and weekend guard hired to watch garage until it could be fixed. Residents will be asked to clean storage room of excess items and register storage units with Greg. Residents will be asked to clean garage of stored items; current Rules & Regulations stipulate garage may be used only for vehicle and bicycle parking. Valve in main floor men's restroom urinal will be fixed. Greg personally paying for some part time help.

C. Homeowner's Forum

A homeowner (not present) mentioned the mail area is dark. The Board is to look into possibility of installing a third light fixture in that area.

Some balconies were noted to be messy. A review of the condition of balconies to examine whether big violations of Building Rules and Regulations might be needed.

At the most recent Annual Meeting, a discussion took place about installation of security cameras. Greg Eisler to seek estimates from security companies to see if visual security would be financially feasible.

D. Minutes

Greg Eisler moved to approve the Minutes of April 29, 2013. David Hughes second. The motion carried unanimously.

E. Financial Report

Period Ending May 2013	Operating Account Net Increase	(\$13,764.31)
Period Ending May 2013	Reserve Account Net Increase	\$10,653.16
Period Ending May 2013	Operations Balance	\$58,723.51
Period Ending May 2013	Reserve Balance	\$221,812.13

Peter Boes moved to approve the Financial Report. Michael Laessle second. The motion carried unanimously.

F. Unfinished Business

One trash can in garage will be labeled “Trash” and the other labeled “Recycling” to see if Homeowners are willing to separate garbage from recyclables in the garage.

Reserve Study update: SBSA requesting additional answers to a number of questions. Greg Eisler and Chris Ricketts to coordinate information for SBSA.

Greg Eisler presented estimate for \$2,960 to repaint lowest (4) floors of both stairways, including staining floor, painting walls and handrails. Peter Boes moved to accept estimate. Michael Laessle second. Motion carried unanimously.

Chris Ricketts confirmed that per condominium documents, skylights are the responsibility of unit owner, in the same way that doors and windows are homeowner’s responsibilities.

Trash contract was discussed. The current trash contract has one year remaining. Current provider proposed reducing their monthly fee to \$1,100 plus an agreement not to increase more than 7% in subsequent years, provided a new three-year contract was signed with TCP. A second, smaller company would service TCP for \$650/ month. The cost to TCP for a year under the current contract price plus two years with the \$650/month provider is nearly identical to three years with the current provider at their proposed new rate of \$1,100/month (and limiting increases to 7%); the cost of each is approximately \$40,000. Provided the smaller company is willing to service TCP in a year at \$650/month, Peter Boes, Greg Eisler, Christian Alavi, Michael Laessle and David Hughes agreed to maintain our final year with current provider at current price, and move to smaller lower cost provider after that.

United Materials roofing contract was discussed. Prior to a service contract for \$154/month for two years, United Materials requires \$3,886 worth of repair and maintenance. Peter Boes moved to approve roofing contract. Greg Eisler second. The motion carried unanimously.

Long Mechanical’s proposal for \$13,135 for water storage tank (with shutoffs to isolate this tank from other two storage tanks) was discussed. Decision will be finalized at July meeting.

Awning company has a deposit for half of the awning replacement cost. Greg Eisler will work with company to complete contract and TCP will pay second half of bid.

G. New Business

A built-in gas barbeque was discussed as amenity in back garden area. Greg Eisler to look into pricing for running natural gas line to location, barbeque equipment costs, etc.

Rubber tile at front entry damaged again. Board members to visit ProSource to select porcelain tile to replace rubber tile on entry steps and brick surface outside front door. Tile and cabinetry replacement in kitchenette was also discussed and a future update to the Building.

A maintenance contract with All About Fitness to examine and service gym equipment on regular schedule was discussed. A contract for \$150 for three inspections annually was discussed, and Board in favor of this approach.

Towers at Cheesman Park Rules and Regulations have not been updated since 2006. Greg Eisler will head a committee to review Rules and Regulations and offer suggested updates.

The unsolicited proposal from Comcast for complete access to Building discussed. Building's attorney recommends against signing contract. Peter Boes moved to reject contract. Christian Alavi second. The motion carried unanimously.

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Weather Sure Decking's proposal in the amount of \$3,218 to repair leaks and damage to parking deck discussed. Christian Alavi moved to approve proposal. Peter Boes second. The motion carried unanimously.

Top Gun's estimate to power wash the garage is approximately \$1,000; Line Doctors estimate to re-stripe parking deck and garage is \$1,334. Christian moved to approve contract. Peter Boes second. The motion carried with one abstention.

Mechanical gate for parking deck was discussed. Greg will seek (3) estimates for a mechanical gate for future Board discussion.

Integrated Safety Services proposal for fire inspection is \$1,758.36. Greg Eisler to obtain a second bid.

Christian Alavi and Peter Boes to work with Henry and Michael at ETS to install additional boosters to improve wireless signal in locations in Building with limited coverage.

In addition to Christian Alavi and Peter Boes meeting with Michael Flahery of Nichez regarding an interactive website for the Building, Christian Alavi met with another web developer. A decision to award contract will be made at future Board meeting.

H. Adjournment

The next meeting will be Monday, July 29, 2013 at 7:00 pm.

The meeting adjourned at 9:13 pm.

Approved: September 30, 2013