

The Towers at Cheesman
Joint Board of Directors and Homeowners Meeting

Monday, July 29, 2013

Board members in attendance:

Christian Alavi; Greg Eisler; David Hughes; Michael Laessle. Absent: Jeff Stanley

Weststar Representative: Chris Ricketts, CMCA®

Homeowners in attendance:

Steve Dexter; Danene Lewis; Kevin Miller; Susanna Nilssen; Erika Burke; Livia Chamberlin; Lutz Brandt; Steve Giampaolo; Pamala Madrid; Paul Sloan; Barbara Perzanowski; Melissa Gavagni; Carol Fausak.

A. The meeting was called to order at 7:10 p.m.

1. Board officer assignments were tabled for a meeting on July 30th.

B. Manager's Report:

- Garage leaks will be addressed the week of August 4, 2013. Repair and re-striping will be completed by September 4th.
- Stairwell painting has been bid and will commence shortly.
- Research on security cameras is being studied. Board input will be done in a week or more. One option is a security system that can be monitored by residents. All options will be reviewed before any decision is made. Christian asked for input from residents to assist the board in decision-making.
- Trash cans in garage should be clearly marked as to trash vs. recycling material.
- Aspen Towers signs to be removed.
- Gas line will be brought into a gas barbecue grill in the backyard. Decision is being made as to where it should be located.
- The rubber stair tile in the front of the building will be removed. Bids are coming in at \$3,500 for labor and \$1,500 for tile. Michael feels it will greatly contribute to the building's presence. The tiles are graded for indoor/outdoor and commercial use.
- Exterior of backyard complaint. Three years ago a toxic poison was put on the grass in an attempt to kill the tree. The grass and tree are in the process of recovering from that act of vandalism. Good news is it looks as though it will make it.
- Messy balconies were mentioned. Regulations state that balconies are to be kept neat and not used for storage. Exception was made for bicycle parking on a balcony since no spots were made available by the developer. This is something that can be readdressed.
- Website will be created.
- ETS has installed more boosters in the building and it has greatly enhanced internet access. Some residents said it was slow in some rooms. Christian said that after the installation of remaining boosters, if it is still slow he will talk with ETS again. The 12th floor seems to be having difficulty.
- Mailbox lights will be replaced with brighter bulbs and perhaps a third fixture.
- Some noted that there is a terrible odor by the mailboxes coming from the trash container. It was a poor location for the trash bin but what can be done to alleviate the odor will be done.

- The upper parking lot will be getting bids for a mechanical gate, but a decision has not been made as to whether this is a feasible solution to enhance security. Work is being done.
- Michael is leading the decorating committee. He mentioned the friendly relationship among neighbors when joining an improvement group, such as a landscaping effort. Other decorating improvements might consist of reupholstering some existing furniture, along with kitchen area. Daniel in PH7 and Charlene Sloan in Apt. 905 volunteered to join Michael's committee.
- Some residents expressed interest in a fire pit.
- United Materials gave a bid for repair to the roof.
- Carpets were cleaned due to poor condition.
- The thermostat in the community room is unusable.

C. Homeowners Forum

- Residents are not aware of many things in the building; more communication requested. Building needs some sort of informational folder to be given to new owners/renters and to existing homeowners for reinforcement of rules/regulations.
- In answer to a query from a homeowner as to why an upper parking lot gate is needed, proactive security as the prime purpose was the response.
- Michael pointed out that reserves are limited and no assessments will be issued; however, the decorating committee will address the need to restore and refresh the kitchen, elevator, lobby furniture and community room carpeting.
- Greg cited resales in the building have been moving quickly and at high prices.
- Greg also suggested that if building residents notice unsavory activity, with particular attention to the crowd that congregates at the Squire's on Colfax, call the office of Jeanne Robb, our neighborhood representative.
- Comments were made that the new awning looks wonderful.
- It was noted that the tile between the lower hallway and garage is broken.
- Landscaping issues were mentioned, weed killer is needed between the rocks; fence is broken.
- Plastic sheet is needed for notes to residents left at the entrance of the garage. Loose sheet is messy and can become dislodged.
- Ongoing gym issue requires attention to weights being replaced properly.

D. Approval of previous Minutes (June 24, 2013)

- To be tabled until the next Board meeting.

E. Financial Report

- \$61,446.17 is currently in the operating account. Some of this will be moved into reserves. HOA fees were raised \$7 per month due to anticipated rising insurance costs. Since the increase did not occur, residents will be reimbursed for that increase and HOA fees will be reduced to reflect same.
- \$225,214.03 is currently in reserves. It is planned to increase this amount by \$30,000 by moving monies from the operating account into reserves bringing the total reserves to \$255,214.03.

F. Unfinished Business

- A 90 page reserve study was done. Christian explained that this is a study of the life expectancy of major assets and anticipated future expenses. This is a critical component of due diligence for building planning. He believes that the current reserves are in the range of comfort, are building steadily while addressing building needs, and there is no need to be unnecessarily conservative. The cost of the study was \$3,500.

G. New Business

- The Comcast contract offer was discussed and reviewed by the Board, with explanation to the homeowners. Greg motioned to decline the contract; Christian seconded. Motion was passed unanimously.
- Specific homeowner complaint about water or debris from the balconies was discussed. Several options were offered; complaint has been addressed by homeowner accused and ongoing problem was resolved with best due diligence. If problem persists with others, perhaps some further regulation will need to be instituted regarding plants on the balconies. At this time, no further action is required.
- No additional items were raised.

Board moved to Executive Committee; meeting adjourned at 8:35 p.m.

Respectfully submitted,

Carol Fausak
Homeowner, Apt. 701

Approved: September 30, 2013