

The Towers at Cheesman
Joint Board of Directors and Homeowners Meeting

Monday, October 28, 2013

Board members in attendance:

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

Weststar Representative: Chris Ricketts

Homeowners in attendance:

Myron and Lydia Swize; Kathy O'Brien; Daniel Connard; Paul Sloan; Carol Fausak.

A. The meeting was called to order at 7:04 p.m.

B. Manager's Report:

- Tile installation completed on the first floor.
- Extended parking in the loading zone has been a problem. Resident called police to remove car; abuse to be monitored.
- Hot water tanks – two will be replaced in the next couple of weeks. In response to question, the anticipated cost should be in the area of \$12,000.
- Garage door – large springs need replacement. Variety of problems on the door due to the heavy usage on a daily basis. Okay for now but will look into improvement.
- Website – Ahome.net (check www.pensquare.net as a sample) cost \$70/month. Cost from other vendor was \$17,000, Board will continue to research options.
- Greg programmed a new code for building entry to be instituted this weekend. Each condo has the number.
- Jeff pointed out that even a 1 lb. Gas tank will not be allowed on balconies in Denver. Greg to check most recent rules concerning this and publish the results.
- Elevator inspection recently passed.
- Backflow preventer and alarm building-wide test to be done.
- Lighting over elevators must be changed due to same fixture no longer available.
- Seventh floor stairwell to be inspected.
- 14th Avenue tree branch about to fall. Christian and Greg to check.
- Stove in community room to be replaced, but it is part of the decorating committee's project; the entire kitchen will be upgraded in 2014.
- Soffit repainting needed.

C. Homeowners Forum

- Due to small turnout of homeowners, no items were raised.

D. Approval of previous Minutes (September 30, 2013)

- *Greg motioned to accept the September 30, 2013 Minutes.*
- *Christian seconded. Motion passed unanimously.*

E. Financial Report

- \$60,809.55 is currently in the operating account.

- \$220,503.48 is currently in reserves.
- Doing well, running about \$8,000 ahead of budget.
- \$11,400 HVAC monies unexpended.

F. Unfinished Business

- Trash vendors continue to be reviewed; discussion continues.
- *Greg motioned to accept Athome, net for the building website vendor. Jeff seconded. Motion passed unanimously,*

G. New Business

- 2014 Budget – collection policy – six month repayment plan before turning it over to a lawyer is now a requirement. Acceleration clause – Weststar representative, Chris Ricketts, to review and refine.
- Snow removal – contract due. Greg recommends continuing with same vendor due to his superior equipment (rubber blade diminishing damage to upper parking deck) and reliability.
- No additional items were raised.

Board meeting adjourned at 8:05 p.m.

Respectfully submitted,

Carol Fausak
Homeowner, Apt. 701

Approved 11/25/13