

The Towers at Cheesman
Board of Directors Meeting

Monday, January 27, 2014

Board members in attendance:

Christian Alavi; Greg Eisler; Jeff Stanley. Victor (David) Hughes.

Weststar Representative: Chris Ricketts, CMCA®

Homeowners in attendance:

Claire Gemma; Daniel Galvagni; Paul Sloan; Carol Fausak; Holly Lehto; Pam Madrid; Kathy O'Brien; Steve Dexter; Carolyn Lagermann; Alma Lugtu; Daniel Cannard.

A. The meeting was called to order at 7:11 p.m. Greg noted that Michael Laessle had resigned and a new board president would be appointed by the board at this evening's meeting.

B. Manager's Report:

- Outside lobby steps are the biggest problem. Recent replacement did not take into account the slippery material. Etching on the steps works when weather is wet but not when ice appears. Ice melt is currently being used as a temporary measure with an outdoor rug providing the biggest assist. It will have to be redone. In response to a homeowner's question, the cost for the project was \$5,000 and it will be the building's responsibility to replace. Greg to get estimate on large rug for outside.
- 9th floor complaint regarding cigarette/pot smoke filtering into the hallway. A suggestion was made to change the Bylaws making the building a non-smoking zone. This has been suggested in the past and would require more discussion among the homeowners. The restriction to address this issue may already be in the CC&Rs or Rules.
- Hot water tanks were repaired. Costs ranged \$13,000 for the storage tanks and \$3,700 for labor. Work was done in two days; there should be no problem going forward with a lack of hot water.
- Fire alarm systems repaired and ready for inspection, Repaired and rebuilt fire and domestic water seals.
- Parking lot gets plowed when the snow reaches 4 inches.
- Trash pick-up schedule dictates none on Wednesdays and Sundays. Sometimes this creates an overflow but the cost effectiveness usually outweighs the problem. Important that homeowners keep this in mind when scheduling clean ups.
- Units #405 and #707 leaks are being addressed. A bid for weather stripping/caulking is being done. A homeowner wondered if simple caulking would fix the problem but to be assured the correct section is addressed, a more professional approach is being taken.

C. Homeowners Forum

- Victor (David) Hughes took the opportunity to discuss tentative plans of the Decorating Committee. One discussion involved completing the kitchen with a microwave/convection oven. Concerning the flooring, a vinyl option is being investigated for the large area and the billiard room. Daniel Galvagni noted that he would like to participate on the committee and, in fact, thought he already had put his name forward but was not contacted. Daniel joined the committee. Victor reiterated that final decisions were not made and are still open for review.
- A homeowner wanted to let everyone know that a previous tenant with a barking dog has moved from the building. She asked the board if they intended to levy a noise fine on the tenant which, in her opinion, would be justified and she would see that it would be paid by the tenant. The board felt the problem was resolved when the tenant moved with the dog. She went on to state that neighbors have been advised the remaining tenant was not the one with the dog and will remain in the condo.
- Christian asked homeowners to let him know if the Internet problems in their units have been resolved.

He has not heard complaints and is assuming that Henry (ETS) has responded with the necessary equipment to assure good service. If not, Christian and Greg will continue to work with ETS.

- Fire pit and gas grill will be installed in the outside area for use next summer.
- In response to a homeowner's inquiry about building information/interactivity posted on the website, Victor said he is working on it and should be up and running in the next thirty days.
- A question arose concerning replacement of air conditioning equipment as opposed to repair. Cutting-edge technology is still being developed. When we replace the equipment we want to be certain the history of the equipment leaves no doubt as to the longevity that can be expected from it without repair issues. So far it is more cost effective to repair what is in place. The longer we put it off the better the feedback on the emerging equipment.

D. Approval of previous Minutes (November 25, 2013)

- *Christian motioned to accept the November 25, 2013 Minutes. Jeff seconded. Motion passed unanimously. No meeting was held in December.*

E. Financial Report

- \$81,429.61 is currently in the operating account.
- \$223,122.70 is currently in reserves.
- Homeowners in arrears are caught up.
- Victor (David) moved to accept the Budget as presented, Christian seconded. Motion approved unanimously.

F. Unfinished Business

- None

G. New Business

- Greg nominated Victor (David) Hughes to replace Michael Laessle's unfinished term as President of the Board. Christian also noted that he would be willing to serve as President and thanked Victor for his service as well. A homeowner noted that the position of Vice President would serve to assure continuity of succession, as in other businesses, and perhaps the mobility/service expiration of various roles among board members should be considered.
- Daniel Galvagni submitted his candidacy for the Board to fill one of the two remaining positions. The Board approved.
- Discussion around secretary position and responsibilities was brought up by Christian. Clarification on role will be held at next meeting.
- Christian asked about gym ceiling not being finished and who was doing to painting. Greg will finish painting of gym ceiling in February.
- Christian asked to get three new estimates of 14st street landscaping. Board discussed options. Greg to get three estimates for 14st landscaping and present at next meeting.
- Christian asked Board on water dispenser for gym and brought up an option of buying one from Home Depot for approximately \$100. Greg will look into and present options at February meeting.

Board meeting adjourned at 8:20 p.m. for Executive Session.

Respectfully submitted,

Carol Fausak
Homeowner, Apt. 701