

Towers at Cheesman Park Condominium Association, Inc.

A NONPROFIT CORPORATION

Board of Directors Meeting Monday, February 24, 2014 – 7 PM

MINUTES

A. Call to order at 7:07 PM

Board Members Present: David Hughes, President; Greg Eisler, Vice President; Christian Alavi, Secretary; Jeff Stanley, Treasurer; and Daniel Galvagni, Member at Large

Board Members Absent: None.

Also Present: Kathleen O'Brien, 702; Bethany Iannone, 1202; Earl Dodgion, 302; Barbara Perzanowski, 203; Myron & Lydia Swize, 506; and Chris Ricketts, CMCA®, Association Manager - Weststar Representative.

B. Manager's Report

1. Comcast High Speed Internet service was changed from a 50 Mbps Download and 10 Mbps Upload, doubling the speed to 100 Mbps Download and 20 Mbps Upload. The service is \$199 per month.
2. Daniel Galvani moved to provide drinking water in the gym, research shows Costco price is \$15.99 per month, 3 times per week, basically \$1 per gallon. Water Cooler Dispenser is \$149.99, (2 year payoff). Cone cups \$4 per hundred, 200 container, minimum 5 containers. David Hughes second. The motion carried.
3. The garage door has a life cycle and has reached the end and must be replaced. We have one bid in hand for \$3,325, a second bid is due Tuesday, February 25, 2014. David Hughes moved to accept the lower price of the two bids if they are the same basic door. Daniel Galvagni second. The motion carried.
4. 14th Street Landscape changes include replace low juniper with tall grasses and change sprinklers to drip system. We have 2 bids in hand. \$3,639, plus sprinkler changes and \$3,895, which includes sprinkler system changes.

Board will make a decision after a 3rd bid is received and reviewed and then make a decision via email.

5. Travelers Insurance Boiler and Machinery Policy resulted in an inspection and the insurance company asked for a replacement pressure relief valve. The replacement valve and installation came to \$2,400.
6. A panel came loose in the elevator and for safety reasons reconnection required the elevator company to stop the elevator so connections could be made outside the elevator cab.
7. HVAC system has two recirculation pumps, one is in service and is leaking, rebuild is \$1,800. The other is down and is in need of replacement, \$6,000. Daniel Galvagni moved to repair one and replace the other. David Hughes second. The motion carried.
8. Front steps tile - a. SPCS bid \$1,450 to remove the tile and as much adhesive as possible. b. another throw rug \$600 and c. 2 IKEA rugs/sisal with foam backing mats \$300 each. The tape added to the steps cost \$171 for supplies and installation was in-house. The current tile will be maintained for now. It is also possible to install new tile over the existing tile.
9. Additional repairs to the fence were made, in-house.

C. Homeowners Forum

1. Fitness Center Committee is being formed. Barbara Perzanowski volunteered to Chair the committee and was appointed by the Board President.
2. A homeowner reported that the web browser Google Chromecast will not work with the Association's wireless system and this is an issue known to the providers.

D. Minutes

David Hughes moved to approve the Minutes of January 27, 2014 with changes. Greg Eisler second. The motion carried.

E. Financial Report

As of January 31, 2014, the Reserve Account Balance is \$228,855.012. The Operations Account Balance is \$91,276.48, January income \$38K and expenditures of \$28K. Some owners pay the year in January. David Hughes moved to accept the Financial Report, Jeff Stanley second. The motion carried.

F. Unfinished Business

1. The sauna heater went out and replacement cost is \$804. Christian Alavi moved to replace the sauna heater. Daniel Galvagni second. The motion carried.

G. New Business

1. No new business at this meeting.

H. Adjournment

1. The next meeting will be Monday, March 31, 2014 at 7 PM
2. The Annual Owners Meeting is set for Wednesday, April 9, 2014 at 7 PM.
2. The meeting adjourned at 8:02 PM to an Executive Session to discuss personnel and job description.

Approved: March 31, 2014