

Towers at Cheesman Park Condominium Association, Inc.

A NONPROFIT CORPORATION

Board of Directors Meeting Monday, March 31, 2014 – 7 PM

MINUTES

A. Call to order at 7:05 PM

Board Members Present: David Hughes, President; Greg Eisler, Vice President; and Jeff Stanley, Treasurer.

Board Members Absent: Christian Alavi, Secretary; and Daniel Galvagni, Member at Large.

Also Present: Kathleen O'Brien, 702; Barbara Perzanowski, 203; Charlene Sloan 905; Stephen Meyer, 1005; and Chris Ricketts, CMCA®, Association Manager - Weststar Representative.

B. Building Manager's Report - Greg Eisler

1. A Building wide inspection tour was performed by the Board and a maintenance list generated.
2. The new garage door was damaged when a vehicle collided with it.
3. The new water cooler/dispenser was added to the gym along with conical cups. The water is to be used in the provided cups. However, some gym users have been filling their water bottles. A sign will posted to use only the provided paper cups.
4. Clubroom windows and door were replaced; there are some additional items to be completed such as the foam insulation.
5. Carpet cleaning in common area is scheduled for April 1, 2014.
6. The first estimate for 9 surveillance cameras and recording equipment is about \$10,000.
7. Noisy, after-hours construction was reported and the Association Manager will send a first-time letter to the owner.

C. Homeowners Forum

1. Concerns about the possibility of bed bugs being brought into the building, especially from residents that travel and stay in hotels was mentioned. Please be sure check shoes, cuffs and luggage before returning to the building from your trip. Bed bugs are the homeowner's responsibility to mitigate. Report any bed bug discoveries in the building to management. The Association's attorney recently reported that bed bugs do not travel far when they have a ready food source. There are effective treatments to eliminate them such as chemicals, heat and bagging the affected items with special bags that trap bed bugs. However, note, 2 to 4 chemical or heat treatments is typical.
2. The back gate is not locked as per Denver Fire Department, it is a fire exit. Pricing a push bar to allow exit and prevent entrance without a key will be sought.

D. Minutes

Greg Eisler moved to approve the Minutes of February 24, 2014. David Hughes second. The motion carried.

E. Financial Report

1. As of February 28, 2014, the Reserve Account Balance is \$217,558.03. The Operations Account Balance is \$61,588.45, January income \$30,998.00 and expenditures of \$60,686.03. Some owners pay the year in January. David Hughes moved to accept the Financial Report, Jeff Stanley second. The motion carried.
2. Delinquencies were tabled.
3. A replacement hot water tank is estimated at \$17,017. The system has redundant tanks and hot water needs are still being met with one down.

F. Unfinished Business

1. The website will be online very soon. Sections of the website are open to the general public, and there is a section for owners that will require a login ID and password. A letter will be sent to owners with their login ID and password as soon as the website is online.
2. The remainder of hallway re-painting is in the 2015 budget.
3. The redecorating plans for the common area, and specifically the clubroom will soon be complete. Two color scheme options will be presented at the

Annual Meeting for owners to vote their preference, and placed in common area for up to a week to give everyone a chance.

G. New Business

1. The new awnings are being damaged by smokers who toss their smoldering cigarette butts from above onto the awnings which in turn burns a new hole in the awning cover. The awning manufacturer has a metal cap the Association can buy for \$2,003 that will help to prevent further damage but only on the top, flat surfaces. The vertical and curved surfaces cannot be protected. The Association's governing documents and DFD regulations prohibit throwing items, including burning objects from the building. Owners are encouraged to report to management anyone they see tossing anything from the building, especially burning or smoldering objects.
2. The new garage door was damaged when a vehicle collided with it. The vehicle owner is seeking reimbursement for damages to the vehicle. The garage door repair estimate is \$1,361.70. The vehicle owner's representative attended this meeting. The Board of Directors will consider all of the information and then send a decision letter to the vehicle owner.

H. Adjournment

1. The next meeting will be Monday, April 28, 2014 at 7 PM
2. The meeting adjourned at 7:29 PM to an Executive Session to discuss delinquencies.

Approved: April 28, 2014