

Towers at Cheesman Park Condominium Association, Inc.

A NONPROFIT CORPORATION

Board of Directors Meeting Monday, April 28, 2014 – 7 PM

MINUTES

A. Call to order at 7:04 PM

Board Members Present: David Hughes, President; Greg Eisler, Vice President; Daniel Galvagni, Member at Large, and Barbara Perzanowski, Secretary.

Board Members Absent: Jeff Stanley, Treasurer

Also Present: Erika Burke, 407; Myron and Lydia Swize, 506; Paul Sloan, 908; and Chris Ricketts, CMCA®, Association Manager - Weststar Representative.

B. Building Manager's Report - Greg Eisler

1. Garage door repair has been completed.
2. Initial landscaping and placement of mulch is complete.
3. A lot of ongoing remodels being done in units. After hours construction in Unit 802 continues. The first warning letter was sent and the noise continued. A second letter is in process and will be sent
4. With the remodel in Unit 802, water leaked into the unit below.
5. Air conditioning in the halls has been turned on. On May 15 the A/C for all units will be turned on. As always, the transition from winter (heat) to spring (air conditioning) is difficult because it involves turning on and off the boilers.

C. Homeowners Forum

1. A resident expressed concerns about the heat/air conditioning situation, which was explained and discussed in Greg's Manager's report.
2. Parts have been ordered for the fitness equipment.

D. Minutes

Daniel Galvagni moved to approve the Minutes of March 31, 2014. David Hughes second. The motion carried.

E. Financial Report

1. As of March 31, 2014, the Reserve Account Balance is \$223,263.89. The Operations Account Balance is \$60,510.02. March income \$27,656.76 and expenditures of \$28,735.19. Barbara Perzanowski moved to accept the Financial Report, Daniel Galvagni second. The motion carried.
2. Delinquencies were tabled.

F. Unfinished Business

1. The building wide inspection tour that was performed by the Board generated a list of 35 items and the items have been prioritized for Greg to begin going through the list.
2. Patching the holes in the awning covers doesn't appear to be an option. Replacing the awning will cost approximately \$7,000. The awning has a projected life of 14 years.

G. New Business

1. None

H. Adjournment

1. The next meeting will be Monday, June 2, 2014 at 7 PM
2. The meeting adjourned at 7:15 PM to an Executive Session.

Approved: _____
(Date)