

Towers at Cheesman Park Condominium Association, Inc.

A NONPROFIT CORPORATION

Board of Directors Meeting Monday, June 30, 2014 – 7 PM

MINUTES

A. Call to order at 7:03 PM

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

Board Members Absent: Jeff Stanley, Treasurer

Also Present: Kathleen O'Brien, 702; Erika Burke, 407; Vilas Tulachan, 402; Pam Madrid, 501; Christian Alavi, 707/902; Steve Dexter, 204; Melissa Galvagni, PH7; Paul and Charlene Sloan 905; Stephen Meyer, 1005; Kevin Miller, 1007; Chris Ricketts, CMCA®, Association Manager, Kevin Hayutin, and Todd Bliet - Weststar Representatives

B. Building Manager's Report - Greg Eisler

1. The 14th Street landscape project has been completed; bushes removed and grasses planted.
2. Several incidents of vandalism including broken sprinklers; homeless/transients defecating in recycling area in alley; section on the parking area has been tagged with green paint
3. Remodel in 802 is finished
4. ETS wireless service was down on Saturday, June 28

B. Prior Meeting Minutes

Daniel Galvagni moved to approve the Minutes of April 28, 2014. Greg Eisler second. The motion carried.

Barbara Perzanowski moved to approve the Minutes of June 2, 2014. Daniel Galvagni second. The motion carried.

C. Financial Report

1. As of April 30, 2014, the Reserve Account Balance is \$228,981.49. The Operations Account Balance is \$58,298.12, April income \$35,095.36 and expenditures of \$37,307.26.
2. As of May 30, 2014, the Reserve Account Balance is \$224,975.56. The Operations Account Balance is \$51,606.45, May income \$27,759.00 and expenditures of \$34,450.67.

David Hughes moved to accept the Financial Report for April and May. Daniel Galvagni second. The motion carried.

D. Unfinished Business

1. A brief overview of the owner's survey was shared with attendees.
2. HOA Board Priorities—maintenance list
 - # 1 Cleaning of the front office is in process
 - # 18 Cleaning of the exterior property is being done daily
 - #26 Elevator light cover—Greg will order
 - #28 Recycle bin—replace trash can with a container designated as a recycling bin and possibly update signage
 - #33 Missing spray bottle in fitness center—bottle is back
 - #35 Form a fitness committee to identify new equipment to purchase
 - N/A Exit sign for garage has been ordered
 - #40 Greg will purchase a garden hose caddy
 - #23 Chris Ricketts is schedule to meet with tile company representative week of June 30 to begin the process of replacing the tile in front entryway/front steps

Members were reminded to use the website to submit maintenance requests.

3. Property Manager's job description will be resolved by next meeting.
4. The party room remodel is scheduled to be completed by August 18.

E. New Business

1. Homeowner's survey
2. Demonstration of website—David gave a demonstration of the website before the meeting adjourned to Executive Session.

F. Homeowners Forum

1. Resolution of incident of damage to garage door is in the hands of TCP's attorney.
2. Two other residents indicated the garage door is slow to close, taking up to "20 minutes". The garage door company will be called to look at door and check to see if it is not functioning properly.
3. A resident inquired about a newsletter and also the availability of posting meeting minutes on the TCP website.
4. A resident expressed concern about the awning and the burn holes.
5. A resident complained about the slow internet service. It was explained that ETS has installed 7 routers and 25 boosters. The resident was informed that a direct connection is an option that could be explored with ETS.
6. A resident requested that the bike storage area be cleaned up. It was reported that there have been some bicycle thefts.
7. A resident inquired about the elevator strip—the piece is on order
8. A resident expressed concern about the appearance and cleanliness of the basement garage hallway.
9. A resident asked for clarification on Weststar visits to the building.
10. A resident said the north side of the building was tagged with green paint; Greg will clean.
11. A resident complained about the front water pots sitting being overwatered and sitting in water.
12. Resident expressed dissatisfaction with some of the cardio equipment in the fitness center. Fitness committee chaired by Barbara Perzanowski to make recommendation on replacing equipment. Committee includes Vilas Tulachan, 402; Amy Rinner.

H. Adjournment

1. The next meeting will be Monday, July 28, 2014 at 7 PM
2. The meeting adjourned at 8:19 PM to an Executive Session

Approved: _____
(Date)