

Towers at Cheesman Park Condominium Association, Inc.

A NONPROFIT CORPORATION

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

MINUTES

A. Call to order at 7:00 PM

Board Members Present: David Hughes, President; Greg Eisler, Vice President; Barbara Perzanowski, Secretary

Board Members Absent: Daniel Galvagni, Member at Large; Jeff Stanley, Treasurer

Also Present: Kathleen O'Brien, 702; Charlene & Paul Sloan, 905; Myron & Lydia Swize, 506; Linda Goodwin, 405; Steven Dexter, 204; Erika Burke, 407; Susanna Nilsson, 304; Kevin Miller, 1007; Todd Bliet, Weststar Representative; and Chris Ricketts, CMCA®, Association Manager - Weststar Representative.

B. Building Manager's Report - Greg Eisler

1. A bicycle was reported stolen over the weekend of July 26-27.
2. The transition strip for the elevator entry base is still on order.
3. The representative of TCP's new waste removal company is out of the office the week of July 29. Greg will contact him the week of August 4 to get an update on the status of the new trash bins.
4. The green paint on the north side of the building has been cleaned.
5. Units with 2-bedroom units—getting a quote to replace window trim for some units.
6. Greg is getting a bid to have the basement hallway repainted and additional painting to touch up hallways as needed, particularly, the 4th floor.

7. Greg is attempting to locate bulbs to fit the fixtures in the garage parking area. Greg said the tubes are no longer being made; he will find what he can from local suppliers. The bulbs are 50 degree lights so when the temperature dips, the bulbs do not put off much light.

8. Party room remodel is continuing.

C. Homeowners Forum

1. The Board shared results of the recent TCP homeowner's survey with meeting attendees. David Hughes reviewed or read some specific comments and responded. The complete results have been posted to the TCP website.
2. A resident owner asked if a soda machine would be installed. The board indicated there are no plans to get a replacement machine.
3. A resident owner complimented the appearance of the landscaping on the 14th Street side.
4. The Board reviewed the list of items on the maintenance list that were reviewed and discussed at the June board meeting and provided an update:
 - #1 Flooring in the office has been replaced and the office has been cleaned. Greg has also re-positioned his computer.
 - #18 Exterior is being cleaned 2-3 times daily.
 - #26 Cover for light in elevator has been replaced.
 - #33 Spray bottle in fitness center has been replaced.
 - #35 Two pieces of obsolete equipment (upright bicycle and spin bicycle) were removed from the fitness center. Ordering a replacement elliptical is on hold until the party room remodel and entry way tile replacement is complete as those two projects take financial priority.
 - #40 Greg is working to find the appropriate garden hose caddy.
 - #23 A tile company and a concrete company have been asked to prepare bids to redo the front exterior entryway.
 - N/A A new exit sign has been installed in the garage.
5. Property manager's job description will be discussed in executive session.

D. Minutes

David Hughes moved to approve the Minutes of July 30, 2014. Greg Eisler second. The motion carried.

E. Financial Report

1. As of June 30, 2014, the Reserve Account Balance is \$223,126.78. The Operations Account Balance is \$49,449.28. June income \$30,387.00 and expenditures of \$32,544.17. Aged Receivables of \$4,111.87. David Hughes moved to approve the financial report. Barbara Perzanowski second. The motion carried.
2. Delinquencies were tabled.

F. Unfinished Business

1. Nothing to report

H. Adjournment

1. The next meeting will be Monday, August 25, 2014 at 7 PM
2. The meeting adjourned at 7:33 PM to an Executive Session to discuss board priorities for the month.

Approved: _____
(Date)