

Towers at Cheesman Park Condominium Association, Inc.

A NONPROFIT CORPORATION

Board of Directors Meeting Monday, August 25, 2014 – 7 PM

MINUTES

A. Call to order at 7:01 PM

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

Board Members Absent: Jeff Stanley, Treasurer

Also Present: Kathleen O'Brien, 702; Paul Sloan, 905; Linda Goodwin, 405; Christian Alavi, 707/902; Erika Burke, 407; Casey ?, 407; Scott Butterfield, 201; Todd Bliet, Weststar Representative; Kevin Hayutin, Weststar Representative; and Chris Ricketts, CMCA®, Association Manager - Weststar Representative.

B. Building Manager's Report - Greg Eisler

1. Hot water went out over the weekend of Aug 23-24.
2. Door handle on the parking lot door broke and Greg had to call for service on a Sunday.
3. The new elevator strip was broken.
4. Clothes were left in the laundry room.
5. Cancelled the trash service with South Waste Collection (Manny) and signed a three-year contract with Republic. Republic trash bins have been delivered. Waiting on a recycle bin. The recycle bin will be locked.
6. Greg has attempted to clean the carpeting on the 5th and 8th floors. Greg will have all the hallways carpets cleaned again.
8. The front turf in the front has been cleaned and deodorized.

9. During a recent rain storm, water loosened concrete in the ceiling of basement parking garage and several chunks fell. The area is near the entrance to the building, in the no parking zone. The loose concrete in the joints was removed. Weathersure has been called about making repairs. Other leaks have been repaired. Greg doesn't anticipate problem with mold; Greg will confirm with structural engineer.
10. Working on replacing the window trim for several units on floors 4 and 5. In contact with Weathersure to repair.
11. Experienced a couple incidents over the past month of residents either moving on Sunday or using the front entrance to move. Board will work to find best way to communicate with owners/residents. Furniture being dumped in the alley continues to be a problem.

C. Homeowners Forum

1. A resident owner expressed a concern about the cleaning lady. She is not performing her responsibilities—spending time on the phone, bringing a child, using dirty water to mop the floors.
2. A resident owner complained about the loud music and loud profane language on Unit 100's patio/balcony, during the previous Sunday afternoon/evening.
3. A resident owner complained about a plastic bag in a tree.
4. Meeting attendees and the Board briefly discussed the front entranceway. The Board informed attendees of the decision to move forward with replacing the tile with concrete.
5. A resident owner complained about the appearance of the downstairs hallway and doors. Owner asked requested that if the hall is not being painted, that the marks be cleaned off the walls.
6. A resident owner inquired about the bike area, specifically, asking when the area will be cleaned and abandoned bikes removed.
7. A resident owner asked that announcement of board meetings be posted at least 5 days in advance of the meetings.
8. A resident proposed the formation of a committee to review TCP's relationship with Weststar.

D. Minutes

David Hughes moved to approve the Minutes of July 28, 2014. Barbara Perzanowski second. The motion carried.

E. Financial Report

1. Operating account beginning July balance of \$50, 755.34. Deposits of \$51,038.04. Disbursements of \$51,893.93. Ending balance of \$49,899.45 YTD difference of \$31,530.16.
2. Reserve account July beginning balance \$223,126.95. Deposits of \$5,721.03. Disbursements of \$20,396.54. Ending balance of \$208,451.44.

David Hughes moved to approve the financial report. Barbara Perzanowski second. The motion carried.

3. Delinquencies were tabled.

F. New Business

1. Nothing to report.

G. Unfinished business

1. The Board is moving forward with the installation of security cameras.

H. Adjournment

1. The next meeting is scheduled for Monday, September 29, 2014 at 7 PM
2. The meeting adjourned at 7:49 PM to an Executive Session to discuss board priorities for the month.

Approved: _____
(Date)