

Towers at Cheesman Park Condominium Association, Inc.

A NONPROFIT CORPORATION

Board of Directors Meeting Monday, November 24, 2014 – 7 PM

MINUTES

A. Call to order at 7:04 PM

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

Board Members Absent: Daniel Galvagni, Treasurer

Also Present: Kathleen O'Brien, 702; Erika Burke, 407; Pamela Madrid, 501; Steve Ahren, 1001; Kevin Miller, 1007; Christian Alavi, 707/902; Chris Ricketts, CMCA®, Association Manager - Weststar Representative;

B. Building Manager's Report - Greg Eisler

1. A microwave has been purchased and installed in the community room.
2. The counter top in the pool room was installed.
3. An estimate for televisions (2) has been received—one for community room and one for fitness center. Estimate from Paul's TV is \$2,700. Action TBD.
4. The backflow preventer failed. Cost to repair is approximately \$1,000.
5. Plastic pieces are falling off several of the two-bedroom unit windows. Anderson Windows has been contacted and will be onsite to look at repairs.
6. Received a complaint about the steam room not working properly. Greg contacted the repair company, minor repairs were made, and the room appears to be working properly.

C. Homeowners Forum

**The Homeowner's Forum was held prior to the start of the Board meeting.*

1. A unit owner expressed concern that the lobby redesign was not finished and needed more attention.
2. An owner inquired about the status of the Association's stance with regard to our property management company and expressed dissatisfaction with property manager.
3. Several owners inquired about the status of adding seats to the Association Board.
4. An owner inquired about the status of the cleanup of the bike racks.

5. An owner inquired about the status of purchasing and installing a new television and sound system in the fitness center.

D. Minutes

Barbara Perzanowski moved to approve the Minutes of October 27, 2014. Greg Eisler second. The motion carried.

E. Financial Report

1. Operating account beginning October balance of \$43,822.39. Deposits of \$29,305.00. Disbursements of \$33,962.26. Ending balance of \$39,165.13. YTD decrease of \$42,264.48.
2. Reserve account October beginning balance \$174,215.40. Deposits of \$5,701.49. Disbursements of \$2,412.18. Ending balance of \$177,504.71. YTD decrease of \$45,617.99.

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

F. Unfinished business

1. Service provided by ETS continues to be problematic. Slow connection speed and unresponsive service. Greg and David will follow up with ETS.
2. The Associations Rules & Regulations, which were last updated in 2006, are in process of being reviewed and updated.
3. Part of the concrete in the front entranceway needs to be redone due to water pooling. The property manager will contact SPCS to get a firm date.

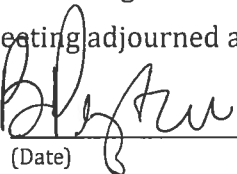
F. New Business

1. A unit owner has expressed concern about a tree in the back yard obstructing his view. It needs to be determined if how the Association will respond to the owner's request to trim and/or top off the tree.

H. Adjournment

1. The annual budget meeting will be held, Wednesday, December 10, 2014 at 7 PM.
2. The meeting adjourned at 7:38 PM to Executive Session.

Approved:

 1/26/2015
(Date)