



The TOWERS at CHEESMAN PARK

1433 Williams Street, Denver, Colorado 80218 / 303-333-9994

BOARD OF DIRECTORS MEETING

JANUARY 26, 2015

MINUTES

I. CALL TO ORDER

The regularly scheduled January 26, 2015 Board of Directors Meeting of The Towers at Cheesman Park Condominium Association, Inc. was called to order at 6:45 pm in the building's community room located at 1433 William St., Denver, CO. Board members present were Greg Eisler, Vice President; Daniel Galvagni, Treasurer; Barbara Perzanowski, Secretary; and Jeffrey Stanley, Member-at-Large. David Hughes, President was absent. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

II. OWNER FORUM

Seven unit owners were in attendance at this meeting. Kathleen O'Brien, 702; Steve Dexter, 204; J.P. Sleeper, 503; Vilas Tulachan, 402; Erika Burke, 407; Myron & Lydia Swayze, 506. Issues relating to the laundry contractor were discussed and concerns regarding the elevator repair were also noted. It was requested that residents first contact the Office Manager regarding washers/dryers and issues with laundry cards. A resident inquired about putting a recycle bin near the mailroom. A top floor resident reported low water pressure being an on-going issue.

The business portion of the meeting was called to order at 6:58 pm

III. APPROVAL OF MINUTES

The November 24, 2014 Board Meeting minutes were read by Barbara Perzanowski. Following the reading a motion was made by Greg Eisler and seconded by Jeffrey Stanley approving this set of minutes as presented for the records. All Board members present voted in favor and the motion passed. A copy of the November 2014 minutes will be posted to the Association's website.

IV. FINANCIAL BUSINESS

Monthly Financials – The November 30, 2014 and December 31, 2014 Financials were presented and reviewed for the record. The December operating account reflected a beginning balance of \$44,946.87, with deposits of \$35,639.00, disbursements of \$31,496.54, for a December 31, 2014 ending balance of \$49,089.33. It was the general consensus of the Board to accept the November and December 2014 Financials for the records.

Delinquency Statement/Attorney Status Report – The Aging and Attorney Status Report was presented for review.

V. MANAGER REPORT

Greg Eisler reported on items from his January manager's report.

- a) Concrete has been replaced in front entranceway.
- b) Working on a resolution to the needed repairs for the southwest-facing windows.
- c) Televisions have been installed in the fitness center and community room.
- d) Addressing ongoing problems with the north elevator; parts on order for the elevator's repair.
- e) Pick up of Christmas trees by Republic went well; Republic did not charge additional fees for pick up.
- f) With the absence of an approved rental policy, the Community Room is being rented for the Super Bowl.

- g) Recently notified of a person sleeping in hallway of 8th floor; looked at video footage but not able to determine how the person gained entrance to the building.
- h) Touch up painting in various locations in building will be completed the week of January 26.

VI. OLD BUSINESS

Fitness Equipment – Following presentation of estimates from All Around Fitness for the purchase of three pieces of warrantied refurbished fitness equipment (two ellipticals and one upright stationary bike) for a total cost of \$6,458.72. A motion was made by Daniel Galvagni and seconded by Barbara Perzanowski approving the acquisition. All Board members present voted in favor and the motion passed.

Gas Grills – Greg Eisler reported on the gas grill project stating that competitive bids are starting to come in and should be ready for presentation at the February Board Meeting.

Windows – Greg Eisler also reported on the window research stating that parts are under warranty, labor is no longer. Anderson Windows has indicated they will work in conjunction with another group for work needed and more information should be available at the February meeting.

Revisions to the Rules and Regulations – It was stated that the draft revisions of the Rules and Regulations should be ready for review at the February Meeting. Once the draft is available it was the general consensus of the Board to post a copy on the community website for comments and input prior to final review and adoption.

VII. NEW BUSINESS

Insurance Renewal – The Association Insurance Policies expire February 1, 2015. A proposal from the Association's agent Bolder Insurance was reviewed and discussed. A motion was made by Daniel Galvagni and seconded by Jeffrey Stanley approving the following policies and premiums for the period commencing February 1, 2015 through February 1, 2016:

Property and Liability - \$32,557.27
Directors & Officers - \$1,931.00
Umbrella Policy - \$1,268.19
Fidelity Bond - \$630.00
Boiler & Machinery - \$742.00
TOTAL \$37,128.46

Board members extended the motion to include payment in full, financed through the Association's reserve funds for the above total. All Board members present voted in favor and the motion carried.

February/March Special Edition Newsletter

The Rules & Regulations special edition of the newsletter was reviewed. At the Board's request the Colorado Clean Air Act will be added to the first page and two items will be deleted from page two.

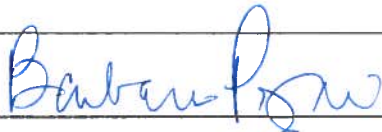
VIII. CORRESPONDENCE

Association correspondence was reviewed.

IX. EXECUTIVE SESSION – No executive session.

X. ADJOURNMENT – There being no further business, a motion was made and seconded to adjourn the meeting at 7:56 pm. Next Board Meeting will be held on February 26, 2015 at 6:45 pm.

Approved by



date

2/23/15