

**BOARD OF DIRECTORS MEETING
FEBRUARY 23, 2015
MINUTES**

I. CALL TO ORDER

The regularly scheduled February 23, 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. OWNERS FORUM

Five unit owners were in attendance at this meeting. Kathleen O'Brien, 702; Erika Burke, 407; Myron & Lydia Swayze, 506; Daniel Cannard, 1106. Community room rental process is going well. The issue of a leak from the ceiling in the community room continues to be a problem from time to time; Greg has not been able to determine the source. A top floor resident reported low water pressure being an on-going issue—Greg will ask Long Mechanical to investigate.

The business portion of the meeting was called to order at 6:59 pm.

III. APPROVAL OF MINUTES

The January 26, 2015 Board Meeting minutes were read by Barbara Perzanowski. Following the reading, a motion was made by Dan Galvagni and seconded by Greg Eisler 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 January 2015 minutes will be posted to the Association's website.

IV. FINANCIAL BUSINESS

Monthly Financials – The January 31, 2015 financial report was presented and reviewed for the record. The January operating account reflected a beginning balance of \$49,089.33, with deposits of \$52,639.57, disbursements of \$27,502.78, for a January 31, 2015, ending balance of \$74,226.12. The January reserve account reflected a beginning balance of 188,823.15 with deposits of \$6,284.98, disbursements of \$53,913.37, ending balance of \$141,194.76. It was the general consensus of the Board to accept the January 2015 Financials for the records.

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

V. MANAGER'S REPORT

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

- a) Touch up painting in halls, entranceway, and community room was complete.
- b) Three new pieces of gym equipment were ordered and received.
- c) Insurance inspector walked the building on February 16; waiting on written report.
- d) Maintenance requests were addressed.
- e) Experienced another issue with a resident's garage door opener getting "stuck", which prevented the garage door from closing. Greg viewed video footage and was able to determine the individual with the stuck opener.
- f) Continue to experience intermittent problems with the north elevator; Greg is working with the elevator repair company to address the issues.

VI. OLD BUSINESS

Outdoor Gas Grill – Greg is in the process of collecting information and estimates for the replacement of outdoor grill. It was suggested to get estimates for the purchase and install of one and two grills. Greg estimates the cost of installing a gas line to be approximately \$1,000.

Rules & Regulations – Greg has been working with Lydia Swize to update and revise the Rules & Regulations (R&R), which were last amended in 2006. The review and adoption plans is as follows:

- Mar 2: Copies of draft R&R distributed to TCP Board members
- Mar 9: Board will meet for final review; copy of R&R will be available for owners to review
- Mar 10: Board-approved version of R&R will be sent to Jean Ronald for review
- Mar 16: Board will hold meeting at 7pm with TCP homeowners to present for final comment

Windows – no change and no additional information

VII. NEW BUSINESS

Lawn Maintenance – tabled until the March meeting.

Comcast Mile-Hi Cable Contract – more information is needed. Board requested the contract be reviewed by Myra Lansky, attorney for the Association.

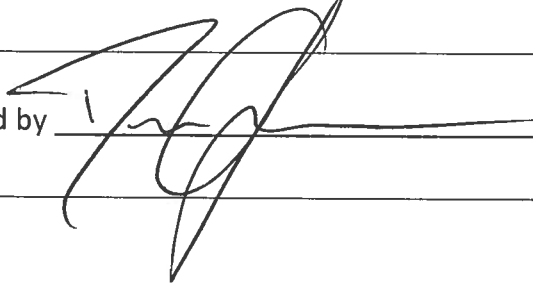
Monument Sign – a discussion was held about replacing the monument sign with a bollard light; the other pole light along the front and pole lights in the backyard would also be replaced. Greg has asked for input from several residents and the majority that he has talked with are in favor of replacing the sign with bollard light. Greg will collect ideas and pricing for the board to review.

Spring Newsletter – add an announcement of the meeting on March 16 and distribute to residents/owners by end of February.

Bids – Greg presented two bids: 1) replace the low-water/obsolete & cutoff (\$2,113.25); 2) updates to fire alarm sprinkler system (not to exceed \$1,535). Dan Galvagni motioned to accept the bids, Barbara Perzanowski second, the motion carried.

- VIII. ADJOURNMENT – There being no further business, a motion was made and seconded to adjourn the meeting to Executive Session at 7:55 pm. A special meeting to review the Rules & Regulations will be held on Monday, March 16 at 7 pm. Next Board Meeting will be held on March 30 beginning at 6:45 pm; Board meeting will begin at 7pm.

Approved by



date 3 / 30 / 15