



The TOWERS at CHEESMAN PARK

A NON-PROFIT CORPORATION

BOARD OF DIRECTORS MEETING MARCH 30, 2015 MINUTES

I. CALL TO ORDER

The regularly scheduled March 30, 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; and Daniel Galvagni, Treasurer. Jeffrey Stanley, Member-at-Large was present via conference call. Barbara Perzanowski, Secretary was not in attendance. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

II. OWNERS FORUM

Unit owners in attendance at this meeting were: Dan Cunnard, 1106; 402; Erika Burke, 407; and Vilas Tulachan, 401. A suggestion to purchase shopping carts and a query on plumbing work in progress on the 06 stack were made.

The business portion of the meeting was called to order at 6:55 pm.

III. BOARD MEMBER (2013-2016) – It was the general consensus of the Board to accept the resignation of Board Member David Hughes. A motion was then made by Daniel Galvagni and seconded by Jeff Stanley to appoint owner J.P. Sleeper for the remaining portion of the three year term position vacated by David Hughes, expiring April 2016. All Board members present voted in favor and the motion passed. It was determined that the slate of officers will be established at a later Board meeting with the presence of all.

IV. BUILDING MANAGER'S REPORT

Greg Eisler reported on items from his March Building Manager's report.

V. APPROVAL OF MINUTES

Following review a motion was made by Greg Eisler and seconded by Daniel Galvagni approving the February 28, 2015 Board Meeting minutes as presented for the records. All Board members present voted in favor and the motion passed. A copy of the February 2015 Board Meeting minutes will be posted to the Association's website.

VI. FINANCIAL BUSINESS

Monthly Financials – Daniel Galvagni reviewed the February 28, 2015 Financials for the record. The Association's operating account reflected a beginning balance of \$74,226.12, with deposits totaling \$30,957.12, disbursements of \$33,432.72, for a February 28, 2015 ending balance of \$71,750.52. Greg Eisler noted that with the audit expensed out for the month of March 2015 the Association is under budget by approximately \$7,200. The February 28, 2015 financial was accepted by the Board members present.

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

Draft Audit For Year Ended December 31, 2015/Representation Letter – A motion was made by Greg Eisler and seconded by Daniel Galvagni to approve the draft audit prepared by Certified Public Accountants, Olson, Reyes, Sauerwein, LLC for the year ended December 31, 2015. All Board members present voted in favor and the motion passed. The representation letter corresponding to this audit was signed.

VII. OLD BUSINESS

Revised Rules & Regulations – Greg Eisler motioned to approve the revised Rules & Regulations finalized with the assistance of owners present at the Informational Meeting held March 16, 2015. The motion was

seconded by Daniel Galvagni. All Board members voted in favor passing the motion. This updated set of Rules & Regulations, will be distributed to all owners and in effect April 30, 2015.

Gas Grill Project – A motion was made by Daniel Galvagni and seconded by Jeff Stanley ratifying the Board's vote to approve the proposal submitted by Fireplace and Gas Grill Experts for the installation of two new gas grills including island and gas line installation for \$11,426 plus \$300 in permit fees. All Board members present voted in favor and the motion passed.

Removal of Monument ID Sign - A motion was made by Greg Eisler and seconded by Daniel Galvagni ratifying the Board's vote to approve the proposal submitted by SPCS at a cost of \$1,002.05 for the removal of the old ID signage at the corner of Williams St and 14th Ave. All Board members voted in favor.

Bollard Lighting Project - A motion was made by Greg Eisler and seconded by Daniel Galvagni ratifying the Board's vote to approve the Integrity Electrical Solutions bid in the amount of \$3,663.00 for the installation of three (3) RAB model BLED24 Bollard light fixtures in the front of the building. Board members present voted in favor and the motion passed.

Annual Meeting Preparation – April 8, 2015 – Board members discussed preparation and presentation of Officer Reports for the Annual Meeting. Greg Eisler will present the officer report on past accomplishments, Daniel Galvagni will present the financial status of the community, and JP Sleeper will present the report on future plans.

Comcast Agreement - This discussion was tabled for the April Board meeting.

VIII. NEW BUSINESS

Patio Doors/Paint – Three units installed white door frames in the past. It was stated for the record that with the new rules & regulations owners must submit a design review form and receive approval for these improvements and that the metal frame must follow the original dark bronze.

Architectural Approval for Windows and Exterior Improvements – Once again, it was echoed that all exterior improvements, window replacements/installations, all require architectural approval of the Board of Directors.

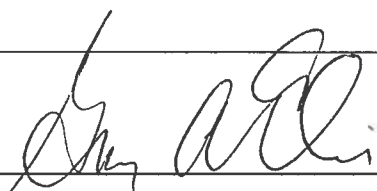
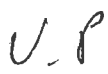
Landscaping Agreement – Competitive bids for landscaping were received and reviewed prior to this meeting. Greg Eisler made a motion to approve the renewal agreement from Lawn Services, Inc. for basic seasonal mowing cost at \$1,539.00. Daniel Galvagni seconded the motion and all Board members present voted in favor to pass the motion.

Management Agreement - A motion was made by Greg Eisler and seconded by Daniel Galvagni approving the Weststar Management Corp renewal contract for the period from March 30, 2015 through December 31, 2015 at no increase to the monthly fee of \$1,950.00. All Board members present voted in favor and the motion passed.

IX. CORRESPONDENCE – Association correspondence was reviewed.

X. EXECUTIVE SESSION – no report.

XI. ADJOURNMENT – There being no further business, a motion was made and seconded to adjourn the meeting at 7:30 pm. Next Board Meeting will be held on April 27, 2015 at 6:45 pm, following the Annual Meeting of the Members set for April 8, 2015.

Approved by			date	<u>04/28/15</u>
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