

The TOWERS at CHEESMAN PARK

A NON-PROFIT CORPORATION

ANNUAL MEETING OF THE MEMBERSHIP

APRIL 8, 2015

MINUTES

I. CALL TO ORDER/ESTABLISH QUORUM

The April 8, 2015 Annual Meeting of the Membership for The Towers at Cheesman Park Condominium Association was called to order at 7:05 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; Jeffrey Stanley, Member at large; and newly appointed Board Member, JP Sleeper. Barbara Perzanowski, Secretary was unable to attend. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

Per the Association's documents, the presence of ten percent (10%), ten (10) of the members eligible to vote in person or via proxy constitutes a quorum. Twenty-five (25) units were represented, seventeen (17) units were represented in person and eight (8) were represented by proxy, and therefore a quorum was attained.

II. PROOF OF NOTICE – For the records it was stated that the Annual Meeting notice was sent US Postal Service first class mail on March 24, 2015. All those present acknowledged receipt of the Annual Meeting notice.

III. INTRODUCTIONS

Board members present were introduced. Homeowners present were asked to introduce themselves and express their favorite thing about living at The Towers at Cheesman Park. The list of favorite things:

Dog Friendly, Home Ownership, Well Run Community, Great Gym and Steam Room, Well Appointed Common Areas, Easy Access to Everything, Walking distance to All, No Need to Drive, Location - Location - Location, Views, City Parks, Affordable, and with Full Spectrum of Great Neighbors.

IV. APPROVAL OF 2014 ANNUAL MEETING MINUTES

Following review a motion was made by Scott Butterfield and seconded by Silvia Stanley approving the April 9, 2014 Annual Meeting Minutes as presented for the records. All those present voted in favor and the motion passed. A copy the 2014 Annual Meeting Minutes will be posted to the Association's website.

V. OFFICER REPORTS

Past – Greg Eisler presented past accomplishments from 2014 listing: 1) Installation of new hot water storage tanks, 2) Replacement of two circulating pumps, 3) The completion of the homeowner survey, 4) Updated landscaping along 14th Street, 5) Installation of video cameras and recording equipment, 6) Removal of front entrance tile and installation of concrete, and 7) Remodeling of the Community Party Room and the Billiard Room.

Present – The presentation continued by Greg Eisler noting the 2015 Accomplishments: 1) Enhancement to the Fitness center (Additional fitness equipment and the wall mounted TV), 2) The removal of the corner monument sign, 3) Installation of new bollard lighting in front of the building, and 4) Updating of the TCP Rules & Regulations.

Future – JP Sleeper presented the future plans and projects: 1) Installation of a double backyard island grill and furniture replacement, 2) Enhancements to the backyard landscaping, 3) Additional enhancements to the lobby décor, and 4) Upgrades to the garage lighting (tentative).

Financials - Daniel Galvagni finalized the officer reports with a financial report reflecting the Operating and Reserve account balances from December 2013, December 2014 and more recently, the balances as of February 28, 2015. It was stated that the reserve contributions need to increase to allow the Association to continue replacements/improvements as reflected in the reserve study and renovations that have shown to increase property values.

- VI. OWNER FORUM – Owners present brought forward questions and concerns relating to: 1) Future plans for staffing, 2) Compliments on the work to revise the Rules & Regulations, 3) Smoking and cigarette butts, 4) Dirty water into parking lot from balconies above, 5) Increased number of pigeons, and 6) Thanks to the Board members for the great job. Those present were asked to fill out a Wish List form to provide owner input for Board guidance at future meetings.
- VII. EDUCATION – The Hierarchy of the Documents was presented by Community Manager Jean Ronald.
- VIII. ADJOURNMENT – There being no further business, a motion was made and seconded to adjourn the meeting at 7:45 pm.