



The TOWERS at CHEESMAN PARK

A NON-PROFIT CORPORATION

BOARD OF DIRECTORS MEETING

APRIL 27, 2015

MINUTES

I. CALL TO ORDER

The regularly scheduled April 27, 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; JP Sleeper, Member-at-Large and Jeffrey Stanley, Member-at-Large. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

II. OWNERS FORUM

Unit owners in attendance at this meeting were: Kathleen O'Brien, 702; Myron & Lydia Swize, 506; Kevin Miller, 1007; Gregory Barnes, 507. A request was made to trim the top of the Cottonwood tree on the west side of the building, obstructing city and mountain views. A comment was also made on the laundry equipment timing out before the paid time.

The business portion of the meeting was called to order at 7:00 pm.

III. BUILDING MANAGER'S REPORT

Greg Eisler reported on weekly items from his most recent Building Manager's report.

IV. APPROVAL OF MINUTES

A motion by Daniel Galvagni and seconded by Jeff Stanley to approve the March 30, 2015 Board Meeting minutes was made. All Board members present voted in favor and the motion passed unanimously approving the minutes as presented for the records. In addition, Board members reviewed the draft April 8, 2015 Annual Meeting minutes. A copy of both the March and draft April set of minutes will be placed on the Association website.

V. FINANCIAL BUSINESS

Monthly Financials – Daniel Galvagni reviewed the March 31, 2015 Financials for the record. The Association's operating account reflected a beginning balance of \$71,750.52, with deposits totaling \$38,548.50, disbursements of \$35,861.96, for a March 31, 2015 ending balance of \$74,437.06. The Reserve account reflected a beginning balance of \$152,108.82, with deposits totaling \$10,916.57, disbursements of \$6,643.05, for a March 31, 2015 ending balance of \$156,382.34. The March 31, 2015 Financial was accepted by the Board members.

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

VI. OLD BUSINESS

Gas Grill Project/Update – Greg Eisler updated all present on the successful completed installation of the gas grill island. Greg noted that next week he will be given instruction on the operation on the gas grills to later share these with owners reserving the grills in the future.

Outdoor Furniture/Update – Greg Eisler announced the arrival of the outdoor tables with connecting benches, the yellow Adirondack chairs and the bright blue umbrellas. He stated that outdoor trash containers and matching yellow tables for the chairs are to arrive shortly.

Fire Alarm Sprinkler System/Insurance Inspection – Greg Eisler reported on the completion of work for the Insurance inspection and the acceptance of repairs completed per code to the systems piping. It was reported that the Association was sent letters to confirm completion and compliance.

Comcast Agreement - Discussion took place with all Board members. There being additional questions to present to Comcast for clarification on contract termination and other details, the Board tabled the matter for further discussion and finalization at the May meeting.

VII. NEW BUSINESS

Wish List Items for Review – The Wish List Items submitted by owners at the Annual Meeting were reviewed by the Board. Some of the requests were:

- The Sauna and Steam Room are to remain.
- Roof top access discussed in past and due to cost/privacy/structural not a priority item at this time.
- Tanning bed presents a liability.
- Laundry equipment will be looked at in more detail when contract is up for renewal.
- Grocery carts being researched for purchase.
- Removal of mirrors in lobby ceiling and removal of mirrored walls/replace with smaller mirrors/art. Lobby ceiling is home to several utilities, needs feasibility research.
- Higher Bandwidth Internet and bulk cable – Cost to be researched.
- Community Solar – to be researched.
- Move-in FAQ sheet – Updated Rules & Regulations cover Move-in/Move-out general information.

Gift Card Offer – It was the general consensus of the Board to offer three gift cards in the amount of \$100, \$75, and \$50 for three correctly completed crossword puzzles submitted and drawn at the May 18 Board Meeting.

Pet Rule/Number of Dogs – A motion was made by Barbara Perzanowski and seconded by Daniel Galvagni to grandfather in the third dog in unit 1003, noting that with the passing of one of the dogs; the residents will remain with a total of two dogs. All Board members present voted in favor and the motion carried.

Garage Lights – Greg Eisler reviewed preliminary research on replacement of lights in the garage, lobby and halls, from the original T-12 Fluorescent Lamp product that is limited in stock, to the new LED energy efficient products. Initial bids for garage varied from \$46,000, \$22,000, down to \$13,406. The lesser bid involves reusing existing wiring and adaption to the LED lights. By addressing the garage first, the building can utilize the T12 Fluorescent Lamps in stock until budget allows for the lighting upgrade throughout the remaining common areas.

Windows – A motion by Daniel Galvagni, seconded by Barbara Perzanowski was made approving the proposal from Gravina Windows for the work needed on southwest corner windows, on the 2nd – 4th floors, and 7th – 13th floors for a total cost of \$700.00. All Board members present voted in favor and the motion passed.

Backyard Lighting – A motion was made by Jeff Stanley and seconded by Daniel Galvagni approving the installation of three backyard lights, at a cost of \$336 each. Barbara Perzanowski abstained from voting. The remaining Board members voted in favor passing the motion.

Other – Greg Eisler presented an opinion received from an arborist at Complete Tree Care, Inc. stating, “The Cottonwood will not be able to sustain any more trimming at the time as the tree need a fair amount of leaf surface to stay alive and the tree is borderline already”. It was the general consensus of the Board to obtain a second opinion from another certified arborist.

VIII. CORRESPONDENCE – Association correspondence was reviewed.

IX. EXECUTIVE SESSION – The Board entered into executive session at 8:10 pm and returned to Board Meeting business at 8:30 pm.

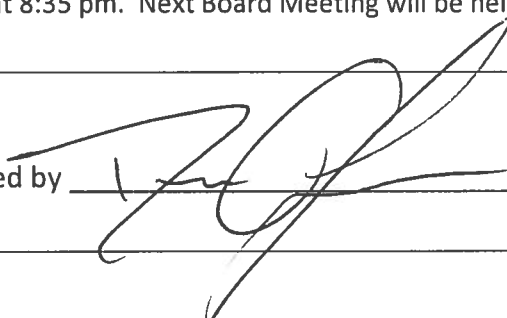
X. ELECTION OF OFFICERS

Board members discussed their positions on the Board. A motion was made and seconded to elect the following slate of officers:

Daniel Galvagni – President
Greg Eisler – Vice President
Barbara Perzanowski – Secretary
Jeff Stanley – Treasurer
JP Sleeper – Member-at-Large

All Board members voted in favor and the motion was passed.

XI. ADJOURNMENT – There being no further business, a motion was made and seconded to adjourn the meeting at 8:35 pm. Next Board Meeting will be held on May 18, 2015 at 6:45 pm.

Approved by  date 5/18/15