

The TOWERS at CHEESMAN PARK

A NON-PROFIT CORPORATION

BOARD OF DIRECTORS MEETING

JUNE 29, 2015

MINUTES

I. CALL TO ORDER

The regularly scheduled monthly Board of Directors Meeting of The Towers at Cheesman Park Condominium Association, Inc. was called to order on June 29, 2015 at 6:47 pm in the building's community room located at 1433 William St., Denver, CO. Board members present were Greg Eisler, Vice President; Daniel Galvagni, President; Barbara Perzanowski, Secretary; JP Sleeper, Member-at-Large and, present via conference call was Jeffrey Stanley, Treasurer. Grant Platt was present representing Comcast Cable and 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; Kevin Miller, 1007; Myron Swize, 506; and Vilas Tulachan, 402. The Association was complimented on the great job keeping up with clean up following storm damage.

The business portion of the meeting was called to order at 6:54 pm.

III. BUILDING MANAGER'S REPORT

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

IV. APPROVAL OF MINUTES

The May 18, 2015 draft minutes were presented for review. A motion was made by Greg Eisler and seconded by Daniel Galvagni approving the May 18, 2015 Board Meeting minutes as presented for the records. All Board members present voted in favor and the motion passed approving the minutes as presented for the records. This set of minutes will be posted on the Association website.

V. FINANCIAL BUSINESS

Monthly Financials – For the records, the May 31, 2015 Financials were reviewed by Jeff Stanley. The Association's operating account reflected a beginning balance of \$69,318.66 with deposits totaling \$27,930.00, disbursements of \$36,263.39, for a May 31, 2015 ending balance of \$60,985.27. The Reserve account reflected a beginning balance of \$156,621.30, with deposits totaling \$10,918.14, disbursements of \$4,343.62, for the May 31, 2015 ending balance of \$163,195.82. For the records, the May 31, 2015 Financial was accepted by the Board members.

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

Bank Signature Cards – Updated bank signature cards for the Association Citywide accounts were completed and signed for submittal.

VI. OLD BUSINESS

South Elevator – Greg Eisler informed that all the work on the South Elevator was completed. The North Elevator then presented some trouble but is now up and running.

Back Gate Security – Greg Eisler informed that Vortex Industries, Inc. has been out to the property for the installation of a new gate with combo lock. Due to recent weather there have been scheduling delays but the work is expected to be completed in July.

Comcast Agreement - A motion was made by Daniel Galvagni and seconded by J. P. Sleeper to approve the Comcast Agreement (Service Agreement, Easement Agreement and Compensation Agreement). All Board members present voted in favor and the motion passed unanimously.

VII. NEW BUSINESS

Parking Lot Structure Repairs – A motion was made by Greg Eisler and seconded by Daniel Galvagni to ratify the Board vote approving the WeatherSure Systems Inc., proposal for the following work:

Leak Area Repairs – 5 locations	\$1,090.00
Deck Coating Replacement – 3 locations	\$1,470.00
Overhead Concrete Patch	\$ 225.00
Bollards Replacement – 2 each	<u>\$ 440.00</u>
TOTAL	\$3,225.00

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

In addition Greg Eisler informed that WeatherSure Systems will check caulking on balconies where needed.

Pigeons – Greg Eisler reported on monthly pigeon control efforts in place starting this June by Colorado Pest Management Company. Residents were also reminded not to feed pigeons.

July Summer Newsletter – The draft newsletter was enclosed for Board review.

Violations – The Board reviewed and discussed several violation letters sent out during the months of May and June. Following discussion, a motion was made by Daniel Galvagni and seconded by Barbara Perzanowski approving a first fine of \$50.00 to the 14330707 account for a pet off leash violation/no hearing requested. All Board members present voted in favor and the motion was passed.

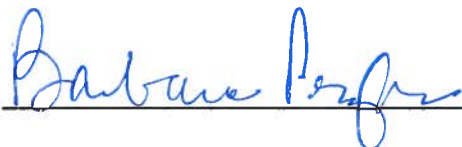
Other – Following this month's severe weather pattern, owners are reminded that the water drainage pipe must be kept free from blockage. In addition, the installation of carpet blocks drainage, accelerates the deterioration of the concrete surface and is not recommended. All exterior improvements require architectural approval.

VIII. CORRESPONDENCE/CALENDAR – Association correspondence was reviewed. It was the general consensus of the Board to schedule the annual summer barbeque event for Sunday, August 16th. More information will follow.

IX. EXECUTIVE SESSION

X. 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 July 27, 2015 at 6:45 pm.

Approved by



date

7 / 27 / 15