

CHEESMAN TOWER WEST CONDOMINIUM ASSOCIATION, INC.

BOART OF DIRECTORS MEETING

January 16, 2019

MINUTES

1. CALL TO ORDER

The regularly scheduled monthly Board of Directors Meeting of the Cheesman Tower West Condominium Association, Inc. was held on January 16, 2019 and call to order at 6:00pm in the Cheesman Tower West Community Room, located at 1200 Humboldt Street, Denver, CO. Board members present in person were Robert Olsen, Rob Simmons, Barbara Wagner, Barbara Creek, Barbara Whitcher, Jean Reardon. Jean Ronald, CAM, was present representing Weststar Management Corp.

2. APPROVAL OF MINUTES

The December 19, 2018 minutes were reviewed for accuracy. The minutes were accepted as submitted. Copies of the minutes will be made available in the mail room and posted on the website.

3. FINANCIAL BUSINESS

December 31, 2018 Financial Statement

The December 31, 2018 Financials were reviewed and accepted by the Board. Both the Operating and Reserve Balance sheets were presented. In addition, the Aged Receivables were reviewed.

Draft Audit for the year 2018 ending July 31, 2018

The Board reviewed the draft audit submitted by Olson Reyes and Sauerwein accountants. A motion was made by Barbara Creek and seconded by Jean Reardon to accept the draft. The motion was unanimously approved. The Representation Letter was signed in acceptance and will be forwarded to the CPAs.

4. REPORTS

Multi-Unit Outage Chart-The Multi-Unit Outage Chart for the period was reviewed.

Office Call Log-December 14, 2018-January 7, 2019-The Call Log was reviewed.

Inspection Reports and Maintenance calendars-The reports and calendar for the period were reviewed.

Community and Calendar, 2019- The calendar was reviewed.

5. OLD BUSINESS

FHA-FHA has not yet responded to our application to renew the building's status as qualified for FHA financing.

Reserve Study – Bob Olsen shared with the Board his discussion with Borne Engineering regarding our requirements for our next Reserve Study to be executed this year.

Roof Anchors- There has been no progress in securing a bid to install roof anchors, as required by the City of Denver for scaling the outside of the building. Douglas Colony Roofing declined to bid on the project at this time.

LED's for Resident Floors- Ray has been slowly changing the CFL lighting to LED's when necessary.

6. NEW BUSINESS

Water intrusion 301, 201, and 101. Jean Ronald provided an update on the progress of rehabilitating these units. The board approved a motion by Bob Olsen and seconded by Barbara Witcher to defer submitting a claim for recent water damage to our insurer. Jean Reardon abstained from voting on this motion.

Maintenance Responsibility of Unit Owners-Plumbing Inspection-The Board reviewed a proposal from Squeaks Plumbing to perform inspections within each unit to identify plumbing fixtures that are inoperable, aged, or in danger of leaking. Barbara Wagner moved to accept Speaks proposal to spend up to \$3500 to perform these inspections. The Board reviewed a memo drafted by Bob Olsen advising owners of the plumbing inspection procedures and outcomes.

Newsletter- Articles for the February, 2019 newsletter were provided to Barbara Wagner.

7. EXECUTIVE SESSION

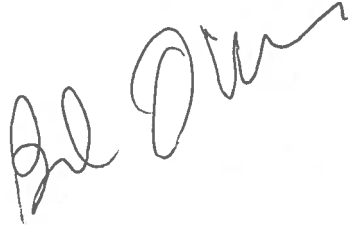
The Board discussed Executive Session issues.

8. ADJOURNMENT

There being no more business, a motion was made to adjourn the meeting at 9:00p.m. The next Board meeting is scheduled for February 20, 2019 at 6pm in the Community Room.

Respectfully submitted,

Barbara Wagner  
Secretary

A handwritten signature in black ink, appearing to read 'Barbara Wagner', is written over the typed name and title.