

CHEESMAN TOWER WEST CONDOMINIUM ASSOCIATION, INC.

BOART OF DIRECTORS MEETING

February 20, 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 February 20, 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 Witcher, with Jean Reardon participating by telephone. Jean Ronald, CAM, was present representing Weststar Management Corp.

2. APPROVAL OF MINUTES

The January, 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. OPEN FORUM

Homeowners attending this meeting discussed a variety of issues including recent plumbing repair reports, and the prevention of smoking odors passing into other units, and owner responsibility for damages caused to other units.

4. FINANCIAL BUSINESS

January 31, 2019 Financial Statement

The January 31, 2019 Financials were reviewed and accepted by the Board. The Board requested that the Building Supplies expense category always presented along with the monthly financial for Board review. Both the Operating and Reserve Balance sheets were presented. In addition, the Aged Receivables were reviewed.

5. 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.

6. OLD BUSINESS

FHA-After a delay due to the government shut down, HUD requested further information which has now been provided. The Board expects a positive response from HUD shortly.

Roof Anchors – Bob Olsen shared with the Board his discussion with Borne Engineering regarding the installation of Roof Anchors which will be needed for rappelling of the roof to make repairs and maintenance.

LED's for Resident Floors- Jean Ronald reported that a rebate was received for the last round of LED's we installed in the building. We currently have CFL lighting in our hallways and will change them out to LED as needed, but not all immediately.

Reimbursement on \$10,000 Deductible #406 Flood

Jean Ronald reported the receipt form the insurance company for unit 406 to compensate for our insurance deductible which we paid out of pocket to restore damaged property.

7. NEW BUSINESS

Water intrusion 301, 201, and 101.

Jean Ronald provided an update on the progress of restoring the drywall and ceilings of these units.

Newsletter-

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

8. EXECUTIVE SESSION

The Board discussed Executive Session issues.

9. ADJOURNMENT

There being no more business, a motion was made to adjourn the meeting at 8:00pm. The next Board meeting is scheduled for March 20, 2019 at 6pm in the Community Room.

Respectfully submitted,

Barbara Wagner
Secretary

Approved by the Board
at the March 20, 2019
Board Meeting