

CHEESMAN TOWER WEST CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Wednesday, May 15, 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 May 15, 2019 and called 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 Barbara Wagner, Barbara Creek, Barbara Whitcher, Robert Simmons and Jean Reardon. Jean Ronald, CAM, was present representing Weststar Management Corp. Robert Olsen participated by phone.

2. APPROVAL OF MINUTES

The April 17, 2019 minutes were reviewed for accuracy and accepted with a correction to include Barbara Whitcher as a present Board attendee. Copies of the minutes will be made available in the mail room and posted on the website.

3. OPEN FORUM

Homeowners from units 1003, 1203, and 203 attended this meeting. Issues were presented regarding our lawn care plans, and noise abatement.

4. FINANCIAL BUSINESS

The Board reviewed and accepted the April Financial reports. Jean Ronald will provide the detail behind some of the March expenditures in this report.

Annual Budget Meeting - Jean Ronald explained that new DORA rules require the membership to have an opportunity to affirm the Board approved Budget for 2019/2020. Dates were set for the Board to meet to review and approve the new Budget. Barb Creek will present the Budget to owners on Thursday, June 5 at 6:30 in the Community Room.

5. REPORTS

The Multi-Unit Outage Chart and the Office Call Log reports have been replaced with the Work Order Report. The Board suggested changes to make this report complete.

Discussion continued on the increased temperature of the domestic hot water. The Board heard information that OSHA imposes minimum thresholds for hot water used in dishwashers. Jean Ronald will investigate.

2019 Contracts Calendar and Maintenance Calendar-These calendars were reviewed for Rich's maintenance activities and upcoming contract renewals.

6. OLD BUSINESS

Roof Anchors – engineering study will begin shortly

Reserve Study – Borne Consulting study in progress

Plumbing Maintenance – There have been no further requests by homeowners to schedule plumbing maintenance repairs.

7. NEW BUSINESS

Architectural Review Form- The board approved the requests submitted by units 1201 and 706.

Garden Committee – The Board met with Elspeth McHattie to discuss her plans for the garden and grasses this summer. There was much discussion on how to abate the destruction of grass caused by animal traffic and urination. Elspeth will proceed to place hedges and more fencing in strategic areas to keep out dogs.

Newsletter- Articles for the June and July newsletters were provided to Barbara Wagner.

CMI WORK in Unit 101 - Jean Ronald updated the Board on CMI's plans to repair insulation wrapping to certain pipes in unit 101.

Towing Contract – The Board approved a contract with a towing company to tow vehicles illegally parked in our garages, North Ramp, and Humboldt Street parking lot. Signs will be posted.

Grocery Carts - The Board will ask Rich to redistribute grocery carts to make sure the two Humboldt Street garage entrances have carts available each morning.

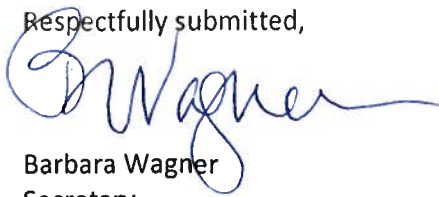
8. CORRESPONDENCE – The Board reviewed correspondence from two owners regarding their Building concerns. Jean Ronald will handle.

9. EXECUTIVE SESSION

10. ADJOURNMENT

There being no more business, a motion was made to adjourn the meeting at 8:15 pm. The date and time of the next Board meeting will be announced at a later date.

Respectfully submitted,

A handwritten signature in blue ink that reads "Barbara Wagner". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Barbara Wagner
Secretary