

CHEESMAN TOWER WEST CONDOMINIUM ASSOCIATION, INC.

**BOARD OF DIRECTORS MEETING
Wednesday, July 17, 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 July 17, 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 were Robert Olsen, Barbara Wagner, Barbara Creek, Barbara Witcher, Robert Simmons and Jean Reardon. Jean Ronald, CAM, was present representing Weststar Management Corp.

2. APPROVAL OF MINUTES

The minutes for the May 15, 2019 meeting were reviewed for accuracy and accepted.
The minutes for the May 29, 2019 meeting were reviewed and approved to identify unit 101 as the Guest Room.
The minutes for the June 29, 2019 Budget meeting were approved as submitted.
Copies of the minutes will be made available in the mail room and posted on the website.

3. OPEN FORUM

Homeowners from units 603, 506, 1003, 1404, 1406, attended this meeting. Issues were presented regarding our lawn care, a new process for renting parking spots, and a City of Denver proposal to allow bikes and scooters within Cheesman Park.

4. FINANCIAL BUSINESS

The Board reviewed and accepted the June Financial reports.

5. REPORTS

The Multi-Unit Outage Chart and the Office Call Log reports have been replaced with the Work Order Report. The report was not available to review and will be forwarded to Board members upon its completion.

Bob Olsen discussed the cause of a leak in the roof air conditioning unit on June 15 and Rich's plan to fix it.

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

6. OLD BUSINESS

Jean Ronald updated the Board on Borne Engineering's progress in delivering our Reserve Study and a plan to install roof anchors.

Jean Ronald covered the Board on the past and future costs associated with the June 15 leak. Board members agreed that an insurance claim would not be filed, since our

deductible exceeds the amount of the repair costs. The Board approved to accept a bid from 5280 Home Repair to repair ceilings and drywall damaged from the leak.

NEW BUSINESS

The Board voted to approved the annual contract with Weststar Management from 8/01/2019 to 7/31/2020.

Architectural Review Form- The board discussed and approved two requests from unit 503.

Newsletter- Articles for the August newsletter were provided to Barbara Wagner.

The Board reviewed an article discussing the escalating issues of managing smoking in condominiums. The Board agreed to discuss further at the next meeting.

The Board considered a proposal from a homeowner to use a bidding system to rent parking spaces every six months. A motion was made to add further discussion of the proposal to the October Board Meeting agenda. The motion failed with three votes for and three votes against.

CORRESPONDENCE – The Board reviewed correspondence from an owner who requested security bars for a ground floor window. The Board approved the request.

EXECUTIVE SESSION

ADJOURNMENT

There being no more business, a motion was made to adjourn the meeting at 8:00 pm. The next Board meeting will be August 21, 2019 at 6PM in the Community Room.

Respectfully submitted,



Barbara Wagner
Secretary