

CHEESMAN TOWER WEST CONDOMINIUM ASSOCIATION, INC.

**BOARD OF DIRECTORS MEETING
Wednesday, August 21, 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 August 21, 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 Creek, Barbara Witcher, Robert Simmons and Jean Reardon. Robert Olsen attended by telephone. Jean Ronald, CAM, was present representing Weststar Management Corp.

2. APPROVAL OF MINUTES

The minutes for the July 17, 2019 meeting were reviewed for accuracy and accepted as amended.

Copies of the minutes will be made available in the mail room and posted on the website.

3. OPEN FORUM

Homeowners from units 403,603, 303, 1003, 1404, 904, 1101, and 606 attended this meeting. Questions were presented regarding our staff, the best method of communicating with the board, and an update on a plumbing issue in a unit, an update on correcting a valve replacement to allow concurrent heat and air conditioning, and calking balconies to prevent water from leaking into the unit below.

4. FINANCIAL BUSINESS

The Board reviewed and accepted the July (year-end) Financial reports. Jean Ronald reported receipt of a final insurance payment for water leak damage in 2018.

5. REPORTS

The Multi-Unit Outage Chart and the Office Call Log reports have been replaced with the Work Order Report. The Work Order Report was discussed. Improvement suggestions will be reflected on the next report.

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

6. OLD BUSINESS

The Board received a summary of the recently completed Ten Year Reserve Study Report. There was a brief discussion of some conclusions on exterior painting and pool painting. Jean Ronald will prepare separate copies of the full report for each Board member.

Jean Ronald updated the Board on plan to install roof anchors.

Jean Ronald presented the Board with bids from Long Mechanical and Quality Plumbing to replace our HVAC valves to allow concurrent heat and A/C. The Board voted 5/1 to select Long Mechanical for this project.

The Board approved bringing in Quality Plumbing to scope the plumbing in the 3rd stack to identify possible leaks that could cause odors in a unit.

NEW BUSINESS

The Board approved a vendor to install windows bars on a first- floor window.

Architectural Review Form- The board discussed and approved an ARF from unit 1204.

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

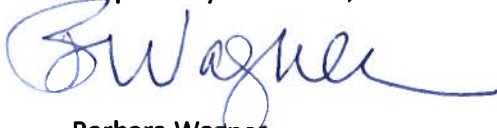
The Board approved adding an open forum discussion of the issues regarding smoking in the building to the beginning of the next Board meeting agenda.

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 September 18, 2019 at 6PM in the Community Room.

Respectfully submitted,



Barbara Wagner
Secretary