The TOWERS at CHEESMAN PARK

A NON-PROFIT CORPORATION

BOARD OF DIRECTORS MEETING
AUGUST 26, 2019
MINUTES

I. CALL TO ORDER

The monthly Board of Directors Meeting of The Towers at Cheesman Park Condominium Association, Inc. was called to order on August 26, 2019 and called to order at 6:30 in building's community room, 1433 N. Williams St., Denver, CO. Board members present were Greg Eisler, Daniel Galvagni, Barbara Perzanowski, and JP Sleeger. Board member Jeffrey Stanley was present via conference call. Jean Ronald, CAM was present representing Weststar Management Corp. The Annual Summer BBQ is scheduled to take place immediately following this meeting.

II. OWNER FORM

Owners present at this meeting's open forum were; Shaylen and Jenney Rockman, #301; Glen Owens, #302 and #707; Carol Fausak, #701; Lisa Roehm, #807; and Kathy O'Brien, #701. Many additional residents arrived for the Annual Summer BBQ following the meeting where more than forty persons were in attendance.

A request to address window tinting at the September meeting was made.

MANAGER'S REPORT

Greg Eisler reported on hot and cold water issue occurring at a few 001 stack units. Many items, especially for organization and general clean up were completed this month and a recap will be provided next month. Other items will be addressed on the agenda or at the September meeting. It was noted that this is a good time for owners to submit projects for 2020 budgeting.

III. APPROVAL OF MINUTES

A motion was made by Barbara Perzanowski and seconded by JP Sleeger approving the July 29, 2019 Board Meeting Minutes as presented for the record. All Board members present voted in favor and the motion passed. These minutes will be posted online.

IV. FINANCIAL BUSINESS

Monthly Financials –Board Treasurer, Jeffrey Stanley, via conference call reported on the July 31, 2019 financials. Jeffrey reported that the Association's operating account as of July 31, 2019 reflected a beginning balance of $24,723.82 with deposits totaling $39,137.20 and operating disbursements in the amount of $35,74.02 for a monthly ending balance of $28.-087.00. The Association's Reserve account as of July 31, 2019 reflected a beginning balance of $182,103.80 with deposits totaling $7,320.82 and disbursements for the month of July in the amount of $1,065.04 for an ending balance of $188,359.58. It was stated that with five monthly reserve contributions in the amount of $7,370.00 the reserve account at year end may reach $225,000.00.

Delinquency Statement/Attorney Status Report – The monthly Aging Report was presented for review. There continue to be no serious delinquencies at this time.

V. OLD BUSINESS

Electric Vehicle Charging Station – Update – Greg Eisler reported that a meeting took place with those representing the grant foundation. Forms have been completed and we should expect notifications for plans in 2020 sometime in the month of September.

HVAC Enclosure and Fenced Area – Greg Eisler reported on the HVAC enclosure gate looking similar to the building's balconies and work to tidy and organize the space within the fenced area. This will provide a storage unit for gardening and other items.

VI. NEW BUSINESS

HVAC Complaint City of Denver – Long Mechanical is currently working with the City of Denver regarding a noise complaint. The enclosure gate and added compressor blankets will remedy the noise factor.

September 2019 Summer Newsletter – The draft newsletter for September was approved and will be distributed prior to August 30, 2019.

VII. CORRESPONDENCE/CALENDAR – The 2019 calendar was reviewed. The September meeting will be held on the 30th of the month.

VIII. EXECUTIVE SESSION – No executive session was called.

IX. ADJOURNMENT – There being no further business, a motion was made and seconded to adjourn the meeting at 6:45 pm.

Approved by _____ date 9 / 30 / 2019