



The TOWERS at CHEESMAN PARK

A NON-PROFIT CORPORATION

BOARD OF DIRECTORS MEETING January 25, 2021 ZOOM MEETING 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 January 25, 2021 at 6:45 pm via ZOOM. Board members present were Greg Eisler, Daniel Galvagni, JP Sleeper, Barbara Perzanowski, and Jeffrey Stanley. Manager Mike Workman was present representing Weststar Management Corp.

Homeowners present at the meeting were Richard and Lisa Roehm.

II. HOMEOWNER FORUM

There were no presentations, questions, or comments presented to the board from the homeowners.

III. MEETING MINUTES

The November 23, 2020 Budget Ratification Meeting minutes were presented to the board for review. A motion was made by Greg Eisler and seconded by JP Sleeper to approve the meeting minutes as presented. Hearing no further discussion, the motion passed without objection.

The November 23, 2020 Board Meeting Minutes were presented to the board for review. A motion was made by JP Sleeper, seconded by Jeff Stanley to approve the meeting minutes as presented. Hearing no further discussion, the motion passed without objection.

IV. MANAGERS REPORT

Greg Eisler reported the following 1) A check for \$9,000 was received for the Grant 2) The Pay-App for the laundry machines is working well and being well received by the owners 3) The water bill is very high. Denver water has been called and will be out on the property January 26 at 10AM to shut off the meter and check to see if there are any leaks.

V. FINANCIAL BUSINESS

Monthly Financials – Jeffrey Stanley, Board Treasurer, presented the November 30, 2020 financials. Jeffery reported that the Association's September Operating Account reflected a beginning balance of \$20,233.09 with deposits totaling \$30,739.42 and disbursements in the amount of \$39,790.40 for an ending balance as of November 30, 2020 of \$11,182.11. As of November 30, 2020, the Associations Reserve account reflected a beginning balance of \$236,090.95 with deposits totaling \$7,730.09 and disbursements in the amount of \$4,310.00 in the month of November for an ending balance of \$239,511.04. The October financials were accepted by the board.

Jeffrey Stanley, Board Treasurer, presented the December 31, 2020 financials. Jeffery reported that the Association's September Operating Account reflected a beginning balance of \$11,182.11 with deposits totaling \$46,993.60 and disbursements in the amount of \$34,794.69 for an ending balance as of December 31, 2020 of \$23,381.02. As of December 31, 2020, the Associations Reserve account reflected a beginning balance of \$239,511.04 with deposits totaling \$16,734.92 and disbursements in the amount of \$4,172.57 in the month of December for an ending balance of \$252,073.39. The December financials were accepted by the board.

VI. OLD BUSINESS

Coupons Update- Management discussed the issues with the Coupon Orders. It was reported that they have shipped, and some owners have started receiving their booklets. Late fees for January will be waived due to the delay in delivery.

Updated Emergency Contacts - The board was presented the Weststar Emergency Contact and Property Information list. It was mentioned that there were some phone numbers that needed updating and the board will reach out to management for those corrections.

Backflow and Fire Inspection – The board discussed the backflow valve and the fire inspection for 2021. The backflow has been repaired and the Fire Inspection has been completed for the year.

Snow Removal – The board discussed the Snow Removal for the property. Management brought a representative from CDI earlier in the month to meet with Greg and discuss the services and the billing. It was reported that the fees were higher than expected. Changes to the services were made to reduce the amount of equipment used down to hand shoveling, a skid-steer, and a truck with a plow. ATV's will not be used. If additional equipment is needed, CDI will contact the onsite manager for approval. Future services and bills will be monitored more closely for the remainder of the snow season.

VII. NEW BUSINESS

Annual Meeting Prep - The board discussed the Annual Meeting packet. Management will work together and gather the necessary information to send to the community. Packet will be sent by Friday January 29, 2021.

February Newsletter – It was reported that the newsletter is being worked on and a sample of that will be sent to the board for approval before distribution.

Long Mechanical Agreement – The board discussed the Long Mechanical agreement that was already approved by email. A copy of the approval was provided for the record.

Master Insurance – The premium presented by Bolder Insurance for 2021 was \$38,877.00. It was reported that Kim with Bolder Insurance is shopping the policy for a better price.

Other – It was reported that Greg Eisler changed his cell phone provider. Greg asked the board that he be given a stipend of \$50 per month for reimbursement. Jeff Stanley made a motion to accept Greg's request, seconded by Daniel. Hearing no further discussion, the motion was approved. This reimbursement will be added to Greg's paycheck delivered on the 20th of the month.

VIII. CORRESPONDANCE

Violation Letters – There were no new violations reported to the board.

Community Calendar – The community calendar was shared with the board.

IX. ADJOURNMENT

Hearing no other business before the board, the January 25, 2021 board meeting was adjourned at 7:28PM

