



The TOWERS at CHEESMAN PARK

A NON-PROFIT CORPORATION

BOARD OF DIRECTORS MEETING

February 22, 2021

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 February 22, 2021 at 7:50 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 Jenny Rockman and Rick Roehm.

II. HOMEOWNER FORUM

Barbara Perzanowski suggested that the HOA consider joining the Capitol Hill United Neighborhood (CHUN). The board stated that they will consider that and add it to the next meetings agenda.

III. MEETING MINUTES

The January 25, 2021 Board Meeting Minutes were presented to the board for review. A motion was made by Greg Eisler, seconded by Jeffrey 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) It was reported that there was no freezing in the building despite the low temperatures. 2) Other items will be discussed in the body of the board meeting agenda.

V. FINANCIAL BUSINESS

Monthly Financials – Jeffrey Stanley, Board Treasurer, presented the January 31, 2021 financials. Jeffery reported that the Association's January Operating Account reflected a beginning balance of \$23,381.02 with deposits totaling \$57,118.79 and disbursements in the amount of \$39,189.64 for an ending balance as of January 31 of \$41,310.17. As of January 31, 2021, the Associations Reserve account reflected a beginning balance of \$252,073.39 with deposits totaling \$7,325.57 and disbursements in the amount of \$3,447.73 in the month of January for an ending balance of \$255,951.23. The January financials were accepted by the board.

VI. OLD BUSINESS

CDI (Snow Removal) The board discussed the snow removal services from CDI this season to date. In the beginning, the invoices seemed to be much higher than what was expected. After a meeting with the snow captain, services were streamlined to better fit the needs of the community. The board will continue to monitor the services and billing moving forward.

Denver Water Update - The board reported that there is a new monitoring device on the main water meter for the building. This device showed that there is a usage of 106 gallons per hour (GPH) at 3am in the morning. This may indicate small leaks or toilets that are running. A reminder to the owners to check for these things will be posted in the newsletter. The board also reported that they did inspect for leaking by shutting off the water and inspecting the flow rate on the meter. It was reported that all checked out okay.

Master Insurance Policy - The board discussed the master insurance policy for the community. It was reported that the first quote was around \$38,000 to \$42,000 for the year. A second quote was obtained for \$31,575.35 that covers everything. Greg Eisler made a motion, seconded by Barbara Perzanowski, to accept

the new insurance carriers, Auto Owners for General Liability, Aspen Specialty, Lexington, Lloyd's of London, Old Republic Union, and Scottsdale Insurance Company, all through Bolder Insurance for \$31,575.35 per year. Hearing no further discussion, Daniel Galvagni called for the vote. The motion passed without objection.

VII. NEW BUSINESS

Newsletter – The board discussed the newsletter for March. It was stated that the letter was almost complete and will be finished soon.

Other - The board discussed the item that came from the board meeting regarding a package room for the mail area. The board discussed having all the numbers together before the next board meeting to present for further discussion.

VIII. CORRESPONDANCE

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

Community Calendar – The board discussed moving the May board meeting from the 31st to the 24th in observance of the Federal Holiday.

IX. ADJOURNMENT

Hearing no other business before the board, the January 25, 2021 board meeting was adjourned at 8:14 PM