



# The TOWERS at CHEESMAN PARK

A NON-PROFIT CORPORATION

## BOARD OF DIRECTORS MEETING

April 26, 2021

### MEETING MINUTES

#### I. CALL TO ORDER

- II. The Monthly Meeting for The Towers at Cheesman Park Condominium Association was called to order at 6:45 pm in the building's community room located at 1433 William St., Denver, CO. Board members present were Daniel Galvagni, President; Greg Eisler, Vice President; JP Sleeper, Secretary; Jeffrey Stanley, Treasurer; and Barbara Perzanowski, Member at Large. Mike Workman |CMCA, AMS was present representing Weststar Management Corp.

Homeowners present at the meeting were Lori Quarnstrom, Rich Roehm, Sue Fedenia, Jenny Rockman, and Glen Owens.

#### III. HOMEOWNER FORUM

Barbara Perzanowski asked the membership present about asking the city to move the traffic light down to the intersection to help stop traffic accidents. The membership present was in favor of this effort.

#### IV. MEETING MINUTES

The February 22, 2021 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.

#### V. MANAGERS REPORT

Greg Eisler reported the following 1) There is good progress on the water usage in the building. Efforts made to notify owners about running toilets and leaking faucets resulted in a reduction of water. The building is now at 22-35 gallons per hour (GPH), which is down from 106 GPH. It was reported that using Hot Water on demand may further reduce water usage.

#### VI. FINANCIAL BUSINESS

Jeffrey Stanley, Board Treasurer, presented the financials for February 28, 2021. Jeffery reported that the Association's February Operating Account reflected a beginning balance of \$14,310.17 with deposits totaling \$39,178.76 and disbursements in the amount of \$64,580.98 for an ending balance as of February 28 of \$15,907.95. As of February 28, 2021 the Associations Reserve account reflected a beginning balance of \$255,951.23 with deposits totaling \$7,321.03 and disbursements in the amount of \$0 in the month of February for an ending balance of \$263,272.26. The February financials were accepted by the board.

Jeffrey Stanley, Board Treasurer, presented the March 31, 2021 financials. Jeffery reported that the Association's March Operating Account reflected a beginning balance of \$15,907.95 with deposits totaling \$39,991.62 and disbursements in the amount of \$36,302.77 for an ending balance as of March 31 of \$19,596.80. As of March 31, 2021 the Associations Reserve account reflected a beginning balance of \$263,272.26 with deposits totaling \$7,321.39 and disbursements in the amount of \$3,650.00 in the month of March for an ending balance of \$266,943.65. The March financials were accepted by the board.

VII. OLD BUSINESS

CHUN Update: The board discussed joining the Capitol Hill United Neighborhood Association. The cost would be \$15.00 per month or \$175.00 per year. Joining supports the neighborhood and it's efforts to improve Capitol Hill for families. Barbara made a motion to approve the membership of \$175.00 per year. The motion was seconded by JP Sleeper. Hearing no further discussion, the motion was passed without objection.

Mailroom Package Deliveries: The board discussed the new package delivery system to the community. The mailboxes will be relocated to the basement of the building where it will include a package room. The building will use the services of LEXAR for receiving packages. Owners will receive a notification that they have a package, and they will be stored behind a locked and secure door. A request was made by Greg Eisler to allocate \$26,000 for the new mail and package room. Barbara made a motion to allocate the \$26,000 for the project. JP Sleeper seconded the motion. All voted in favor.

The LEXAR Contract for services was presented to the board for review and consideration. This service will allow delivery services to check in with the community when a package has been delivered. The owner of the package will then receive an alert by text and email that there is a delivery waiting for them and the location of the package. The monthly fee for this service is \$359.00 for the building. Jeff Stanley made a motion, seconded by JP Sleeper, to approve the contract and the service fee of \$359.00 per month. All voted in favor.

Security Service Upgrade: The board discussed the security surveillance system in the building. It was stated that they system is old and needs to be upgraded. The current DVR was installed in 2015 and has had very little maintenance over the years. Three new cameras were added to the system over its' lifespan. However, the building needs a better-quality DVR that will accommodate HD cameras and ability to add more cameras if needed. Barbara made a motion to update the DVR so that it will accommodate HD Cameras and replace the DVR for \$1,899.54. Daniel Galvagni seconded the motion. All voted in favor.

VIII. NEW BUSINESS

Parking Deck, Garage: The board discussed the parking garage. A bid from High Plains Waterproofing was presented to the board for \$39,500.00. It was reported that the front of the deck seems to be the worst area. Repairs and patching have been ongoing for the last 18 years. It was stated that the community can make the repairs over a span of 3-4 years. The bid presented is for the front 3<sup>rd</sup> of the deck and includes repairs and the restriping, a 5–10-year warranty, and is good for 15 days as of the date of the submittal, due to the fluctuating costs in materials. After consideration, the board decided to table the discussion for now. The board asked that more bids be presented before a decision is made.

Snow Removal: The board discussed the invoicing from CDI for the March Blizzard. It was reported that the board did not accept the invoice as video documentation disputes billed hours. The findings were presented to CDI. It was reported that CDI did not agree to the adjustment in billing presented by the Board and did not accept the check that was mailed to them. It was stated that the board will not pay CDI for work that was not done.

Management Contract: The Weststar Management Contract was presented to the board for review and consideration. This item was tabled.

Appfolio: The board discussed Weststar's new management software and how it will work with the community. It was reported that the software will allow owners to make real time payments on their dues, check their account balances, review community documents such as the bylaws, rules, regulations, meeting minutes, newsletters, etc. Owners will be able to send ARC and Maintenance Requests through the portal as well. The board discussed the maintenance reporting module in Appfolio. It was decided that the current system works well and that this was not something that the board would like to change. It was stated that the ability can be removed if the board feels that it is not wanted or needed. It was decided to hold off on the roll out of the new software until all the board members can have a chance to look it over.

Other: No other new business was presented to the board.

IX. CORRESPONDANCE

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

Community Calendar – The May Board meeting will be moved to May 24<sup>th</sup> since the 31<sup>st</sup> is a holiday. The November Budget ratification meeting needs to be corrected from 2020 to 2021.

X. ADJOURNMENT

Hearing no other business before the board, the April 26, 2021 board meeting was adjourned at 8:05 PM