



The TOWERS at CHEESMAN PARK

A NON-PROFIT CORPORATION

BOARD OF DIRECTORS MEETING

May 24, 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 (via telephone); 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, Jenny Rockman, Carol Fausak, and Greg Swanson.

III. HOMEOWNER FORUM

There was no information presented to the board from the membership.

IV. MEETING MINUTES

The April 26 2021, Board Meeting Minutes were presented to the board for review. A motion was made by JP Sleeper, seconded by Daniel Galvagni, to accept the meeting minutes with the following changes: page 2, Section VIII under snow removal, remove "...they felt the charges were incorrect," to "...video documentation disputes billed hours..." In the last sentence, strike "...they feel..."

The motion passed without objection.

V. MANAGERS REPORT

Greg Eisler reported the following 1) The elevators were repaired from the electrical storm damage and will be completed on 5/25/21, 2) The new camera system has been installed. There are some adjustments needed, but it is working. 3) The board followed up with the city of Denver on the traffic signal. The initial response was, "no." However, the board spoke with Candy Davoka with the city of Denver, and she will get with the Board for a meeting with the transportation department. 4) The garage door went out of service. Repairs cost \$2050.00 for replacement springs, 5) There were some sprinkler repairs that will be completed on 5/25/21. 6) The spring Balcony repair and clean up sign up sheet will go up the week of 5/24. 7) The question was asked of the cash machine should be removed from the laundry room. This was tabled for further discussion. 8) All the Lexar electronics were installed on 5/24/2021. Notification on the system will be sent out with the newsletter along with information on signing up for Appfolio. 9) A reminder that the fire inspection will be in November of this year. New regulations require that all doors must be self-closing and latching before November 2021. The question was asked if there should be panic bars on the doors. The bars will be investigated for the first three floors. 10) The board was asked about the Spring Social. With the COVID restrictions being lifted, it was decided to have the social and to hire a caterer for the event. More information about the event and the times will be announced in the newsletter.

VI. FINANCIAL BUSINESS

Jeffrey Stanley, Board Treasurer, presented the financials for April 30, 2021. Jeffery reported that the Association's April Operating Account reflected a beginning balance of \$19,715.84 with deposits totaling \$49,277.22 and disbursements in the amount of \$46,971.96 for an ending balance as of April 30th of

\$22,021.10. As of April 30, 2021, the Associations Reserve account reflected a beginning balance of \$266,943.65 with deposits totaling \$7,315.16 and disbursements in the amount of \$22,219.47 in the month of April for an ending balance of \$252,039.34. The February financials were accepted by the board.

VII. OLD BUSINESS

Mailroom Update – It was reported that all the electrical was installed, the rack numbers were pending installation. Notice of the new mailbox location and the package room will be sent out with the mailout. The mailbox switch will take place the 15th of June.

Other - The board was presented with the Associations Credit Card statements that reflected the expenses for the mailroom. The receipts and back up was passed to the manager for the accounting records.

VIII. NEW BUSINESS

Ratify the MEI Repair Bid – The MEI bid for the elevator repairs was presented and approved via email. Barbara Perzanowski made a motion, seconded by JP Sleeper, to ratify the vote to approve the bid from MEI in the amount of \$27,490.60. The board reviewed emails from Travers where the repairs will be covered under the Boiler and Equipment insurance policy. There is a \$1000 deductible on the policy. There will be a slight increase from the claim, but the insurance is only \$900 per year, so the increase would be nominal. All voted to approve.

Ratify the Parking Deck Vote – The board reviewed the bid with High Planes Waterproofing. After the meeting and the walk, the original bid was adjusted. The work on the parking deck will begin in August and should take 2 weeks to complete. Negotiations with the Althea Center to use there parking lot during the repairs are ongoing. The board approved the bid from High Planes Waterproofing for \$46,000.00. Barbara Perzanowski made a motion to ratify the vote, seconded by JP Sleeper. All voted in favor.

The board noted that they had, in the past, voted to order replacement parts for the elevator and keep them in storage. However, it was later decided to not do that as the parts warranties start on the date of purchase.

Benchmarking - The board reported that the Benchmarking was completed with Energize Denver for the year. The building score is a 96/100.

Balcony Repairs – This item was discussed during the managers report.

IX. CORRESPONDANCE

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

Newsletter - The newsletter will be worked on the week of the 24th. The newsletter will include information about the new mail delivery system as well as Appfolio.

Calendar – There were no changes made to the calendar.

Other – There was no other business brought to the board.

X. ADJOURNMENT

Hearing no other business before the board, the May 24, 2021, board meeting was adjourned at 7:38 PM.