



# The TOWERS at CHEESMAN PARK

A NON-PROFIT CORPORATION

## BOARD OF DIRECTORS MEETING

June 28, 2021

### MEETING MINUTES

#### I. CALL TO ORDER

- II. The Monthly Meeting for The Towers at Cheesman Park Condominium Association was called to order at 6:46 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 Myron and Lydia Swize, Jenney Rockman, Carol Fausak, Rick Roehm, Glenn Owens, and Annette De Stecher.

#### III. HOMEOWNER FORUM

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

#### IV. MEETING MINUTES

The May 24, 2021, Board Meeting Minutes were presented to the board for review. A motion was made by JP Sleeper, seconded by Greg Eisler, to accept the meeting minutes as written. The motion passed without objection.

#### V. MANAGERS REPORT

Greg Eisler During the recent uptick in vandalism in the area, TCP was not left unscathed. Numerous landscape irrigation heads were damaged overnight on the south side. Repairs were accomplished within two days after the incident by in-house personnel. On June 21, at 9:45 pm a rock was thrown from the sidewalk breaking a window in the fitness center. The opening was immediately secured, new glass has been ordered. Building security was discussed. During the past month two individuals entered the building, one with a resident code, the other by defeating the lock on the front door. One intruder was responsible for minor vandalism of a few cameras by spraying paint on them and the other responsible for the theft of miscellaneous auto fluids stored in front of a vehicle. With the aid of our new camera system, clear images of both individuals were captured. The images were posted for residents and submitted to police. The paint was immediately removed by on-site personnel. The door codes were changed. A heavy-duty latch guard was installed by Denver Key and Lock. A reminder was expressed to residents, be aware of who you share our code with. 2)Per the new adopted Fire Code, fire doors must not only self- close but latch. In response to resident concern about ease of entry and exit while carrying groceries or other activities, handles capable of a push or pull action were explored. We are testing these on selected floors. All comments have been positive response thus far.

#### VI. FINANCIAL BUSINESS

Jeffrey Stanley, Board Treasurer, presented the financials for May 31, 2021. Jeffery reported that the Association's May Operating Account reflected a beginning balance of \$22,021.10 with deposits totaling \$32,712.80 and disbursements in the amount of \$33,112.28 for an ending balance as of May 31<sup>st</sup> of \$21,621.62. As of May 31, 2021, the Associations Reserve account reflected a beginning balance of \$252,039.34 with deposits totaling \$7,375.22 and disbursements in the amount of \$15,544.78 in the month of May for an ending balance of \$243,869.78. The May financials were accepted by the board.

Aged Receivables – It was reported that there were no owners in the 60- or 90-day delinquency column. Only a couple of owners have balances, but those were either late fees or they short paid their dues and have a small balance owed.

Olsen Reyes Engagement Letter – The board reviewed the Olsen Reyes Engagement Letter for the 2020 Taxes and Audit. Barbara Perzanowski made a motion, seconded by JP Sleeper, to accept the Audit and Tax Preparation bid of \$3,825.00. The motion was approved.

VII. OLD BUSINESS

Mailroom Package Room Update – The mail room is functioning and being received well by the residents. Discussion ensued regarding vendors, including On Trac. We will continue to work with carriers to streamline deliveries. The completed project will be around \$30,000.00 as anticipated.

Parking Lot Update – The Board discussed the recoating of the South 1/3 of the parking deck and repairs of the remainder. The project remains on schedule. While the concrete on the deck in general appeared to be "good" condition, there are questions regarding damage which appears to be recent and possibly the result of snow removal efforts. This warrants further exploration and will be presented in a future meeting if further information becomes available.

Elevator Insurance – The board discussed the recent elevator repair. MEI stated the damage to the drive was "likely" caused by an electrical fault or surge. This repair will be covered under the community's Boiler and Machinery Policy. The settlement amount is estimated to be about \$28,000.

CDI- Greg mentioned Mike Workman with Weststar Management reported the expectation of a "Demand Letter" for the disputed snow removal invoice. After a brief discussion, the board took no action.

VIII. NEW BUSINESS

Other – The possibility of a new entry system was discussed. Several options were discussed to enhance the security of the building. Greg agreed to gather more information and submit information and cost projections to the board in a future meeting.

IX. CORRESPONDANCE

Violation Letters – The letter regarding the barking dog has been sent out without a response from the owner.

Newsletter – The newsletter is in process and will be sent out by the end of the week.

Calendar – Summer picnic to be scheduled for the 23<sup>rd</sup> of August. The August Board meeting will be canceled.

Other – It was asked if the building is FHA approved. It was reported that it is and the renewal for the FHA Building Status was around 2023.

X. ADJOURNMENT

Hearing no other business before the board, the June 28, 2021, board meeting was adjourned at 7:34 PM.