

**The Lofts at Westinghouse Condominium Association**

**Minutes of Board of Managers Meeting**

**January 12, 2015 6:48 -- Unit 211**

**Present: Trish, Pam, Carole, George, Matt, Ellen, and Jim**

The January 2015 meeting of the Board of Managers was held on January 12, 2015, at 6:48 p.m. in Unit #211 at The Lofts at Westinghouse. A quorum was established with the following managers present: Carole Allen, Pamela Ross, Matt McKee, George Scala, Trish Case. Also present was Jim Sisk of R Brown Partners.

**6:48** Owners' participation opened.

Unit owner complained about finding too much dog feces in the planters at the far end of the parking lot near the school.

Another unit opener opened a discussion about limiting the number of rentals in the building. Also opened a discussion about the percentage of dogs in the building. The board will take under advisement.

Another owner was present to discuss the previous incident of a dog bite involving a previous resident. This dog owner would like to see more uniform enforcement of condo rules pertaining to pets. The board has determined that there was no actionable offense that can be acted upon. The incident occurred in the owner's unit and the dog otherwise falls within the rules.

**7:20** Meeting called to order.

1. Minutes from December meeting approved.
2. Sunbug solar project loan and next steps were discussed.
3. Finances:

Budget to date was discussed.

Awning has been ordered but the sign has to be moved first. The board also discussed replacement of front polycarbonate awning over bike rack which was damaged by a truck. Additional roof leakage was discussed. Removal of exhaust stack and sheet metal still in progress and scheduled. Another leak in Unit 324 was discussed.

Treadmill replacement and gym equipment in general was discussed.

4. Bylaws: The possibility of limiting the number of rentals was discussed due to an owner request. The Board will discuss a threshold percentage and will advise the owner to bring the issue up at the June Owner's meeting if still concerned.

Pet issue (dog feces in planters) was further discussed.

5. Dumpster re-configuring is on hold.
6. Parking lot signage is still planned.
7. Art Committee issues:  
Shelley forming subcommittee of the Art Committee to facilitate the hanging of more resident art work in the elevator lobby areas. Requests will be made by the management company to have residents displaying art on common hallways to remove the art.
8. Newsletter notes were supplied to a resident to write the next newsletter:

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Art Committee schedule and plan

Magnetic directory update

Holiday decorations to be removed

Snow removal plans

Pets on restrained leash

Pet feces policy

Lighting sign is still in progress.

1. Repair issues on schedule.
2. Parking lot drainage issue and possible dry well was discussed.
3. Next meeting February 2, 2015.

**8:37** Meeting adjourned.