

The Lofts at Westinghouse Condominium Association

Minutes of Board of Managers Meeting

April 13, 2015 6:48 -- Unit 211

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

The April 2015 meeting of the Board of Managers was held on April 13, 2015, at 6:48p.m. in Unit #211 at The Lofts at Westinghouse. A quorum was established with the following managers present: Carole Allen, Pamela Ross, Matt McKee, and George Scala. Also present were Ellen Brown and Jim Sisk of R Brown Partners.

6:48 Owners' participation opened.

An owner requested that attention be given again to the planter area at the end of the building by the school...too much dog mess, damage from winter, and general cleanup.

A request was made for some kind of fine to owners of dogs that don't clean up after their pets and explore putting another camera down there as well as signs. The board will look into possibilities as well as cost.

The window replacement was brought up again by an owner and is still being pursued.

Another owner requested permission to affix a mezuzah (religious icon) to their door jamb. The Board discussed and approved with the following statement from the management company:

Boards should regulate in this area only lightly, if at all, setting reasonable limits on the size, placement, location and (in the case of holiday decorations) timing of the displays, but otherwise giving owners wide latitude to give symbolic expression to their religious preferences. Bans or severe restrictions on religious ornaments lay the groundwork for legal battles boards rarely win and public relations skirmishes they always lose.

Mezuzahs are not decoration but the board decided as follows:

A religious icon no larger than 3" x 4" can be placed on a door jamb, attached with an adhesive with the condition that the unit owner agrees to remove the icon prior to unit being sold or rented and the door jamb shall be returned to its condition prior to the placement of the religious symbol.

6:50 Meeting called to order.

1. Minutes from March meeting approved
2. Obtaining rights and payment of lobby bathroom cleaning bills by Hamilton was discussed.
3. Condo fees, utility fees and budget were discussed. Snow removal and roof engineering report was discussed.
4. Exterior repair estimates for penthouse cladding and ground level window openings are still in progress.
5. Changing locks on front and side door to keys and locks that can't be easily

duplicated for security purposes was discussed and voted down in favor is replacing locks on main and side entrance with new locks and keys.

6. Adding signs discouraging visitors to other businesses from parking in Lofts spaces was discussed. Quotes will be obtained for signage possibilities and costs.
7. Lighting the sign outside is on target.
8. Awning repair is in process.
9. Master Condo Association update was given:
 - a. Valuation was reported pertaining to insurance quotes
10. Dumpster reconfigure is on hold temporarily until later in the year.
11. Parking lot drainage report was given, waiting for response
12. Issues and benefits of having a web site for the Lofts only available to owners/residents. Looking for another estimate to compare to those already proposed.

8:47 Meeting adjourned.

Next Meeting: May 6