

## March 2013 Minutes

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### **The Lofts at Westinghouse Condominium Association Minutes of Board of Managers Meeting March 11, 2013**

Present: Joe, Matt, Pam, Ellen, Jim. Absent: George and Thad.

The eighth meeting of the Board of Managers took place in Unit S12 at The Lofts at Westinghouse Plaza.

Owner Participation Session: Commenced at 6:50 pm

Discussed the role of committees and the art committee in specific. It was agreed that one person on each committee should represent the committee at board meetings. The order of operation is that the committee will make a recommendation i.e.: what is defined as art, what defines an artist and where the display can take place. The recommendation goes to the board for final decisions. Ronnie, from the art committee, will draft up some recommendations and submit to the board and to the management company. The art committee will define their roles and make recommendations to the board.

Owner Participation Session Closed at 7:06

Minutes from February were approved.

Update on Commercial Tenant Co2. Board discussed and voted to ask for the work to be completed by April 1.

Repair of elevator was discussed. A new contractor will be contacted by the management company.

Common area decoration discussion: According to the condo documents, no unit owner can place anything outside of their unit without the express permission of the board. Signage on some of the commercial units was already approved by the previous board of managers (Hamilton Co.). Some signage was not approved and those owners will be contacted by the Management Company. Future signage needs to be submitted to the Board of Managers prior to implementation for approval by the Board.

Art, decoration and doormats in the common areas was discussed. At this point, all art, and other materials in the halls should be removed. Neutral door mats do not require approvals. A letter will go out to the owners from the management company.

An email will also go out to the owners about the Art Committee.

Any owner can and are encouraged to apply to be on the Art Committee or other committees. The board will appoint who is on the committee from the applicants to the position.

Trash and Recycling: The management company is getting quotes about the trash and recycling removal. The new trash company will be in place by April 1. There was a discussion about Third floor getting new, larger trash carts for the trash rooms. The smaller ones from upstairs will be brought downstairs to second floor.

Parking Lot Committee submitted a budget for Guest Parking Signage, which was approved. Snow removal plans were discussed for ways of insuring snow removal from owners', guest and handicap spots. Plans are underway to get the lot swept and the lines repainted as soon as the parking lot plot plan can be deciphered or a better one received from Hamilton Co.

There was also a discussion of parking in non-parking spots. With the repainting, the concept of towing from Owner spots can be addressed again.

Financial Review: Outstanding HOA fees and pet policy violations were discussed. The Board went into Executive Session to discuss the fining a pet owner for not returning the pet policy.

There was a discussion of replacing the elevator floor and for adding a locked storage bin for gallery and condo materials.

Meeting Adjourned at 8:21.