

The Lofts at Westinghouse Condominium Association

Minutes of Board of Managers Meeting

May 4, 2015 6:50 -- Unit 211

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

The May 2015 meeting of the Board of Managers was held on May 4, 2015, at 6:50 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, and Trish Case. Also present was Jim Sisk of R Brown Partners.

6:50 Owners' participation opened.

An owner complained about excessive noise in the hallways and asked the board to send a notice reminding residents/owners to be considerate about repeated behavior that results in unpleasant noise.

Another resident brought up a concern about outside clean-up. Now that it has been cleaned up (mostly) from the winter, the owner questioned how we will keep it cleaned up. Do we need to schedule more frequent clean-ups? And another owner asked to remind smokers to not leave butts on the ground.

Another issue was brought up relating to the Motherbrook lot clean-up. The owner's car was damaged by the sand/residue being blown at the car resulting in damage to the finish of the interior.

7:19 Meeting called to order.

1. Approved minutes of April Meeting with changes.
2. Solar Panels
Next Steps - another info meeting scheduled
Financing report was given about the proposed loan, attorney fees, points, etc.
3. Update on auctioned unit (201) was discussed. Still in process and with legal.
4. Finances-budget and discussion on snow removal costs were discussed
Late fees and notice of late payment were discussed.
Utility/cleaning reimbursement from Hamilton was discussed.
5. Scheduled Upgrades:
Completion and costs of exterior repairs was discussed-to be scheduled except for cladding of elevator shaft.
Estimates and plans of parking lot signage, lighting of Lofts sign-another quote needed. The board wishes that these be completed soon.
6. Front entrance awning repair update was given and go ahead discussed.
7. Master Condo Update was discussed – speed bump extensions are still in process.
8. Waiting for quote for insurance covering the Lofts for the Master Condo policy.
9. Window repairs – the board will pursue one more time to have the manufacturer send replacement windows, and the next step would be discuss possible resolutions with the owners.

10. Dumpster reconfigure and parking lot draining are temporarily on hold for budget reasons.
11. The board approved the creation of a website for the Lofts by McKee Photography.
12. **8:55** Meeting adjourned.

Next Meeting: June 1