

## **The Lofts at Westinghouse Condominium Association**

### **Minutes of Board of Managers Meeting**

**July 22, 2014 6:47 -- Unit 211**

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

The July 2014 meeting of the Board of Managers was held on July 22, 2014 at 6:45p.m. in Unit #211 at The Lofts at Westinghouse. A quorum was established with the following managers present: Carole Allen, Matthew McKee, Pamela Ross, Patricia Case and George Scala. Also present were Jim Sisk and Ellen Brown of R Brown Partners.

**6:47** Owners' participation opened. No owners present

**6:55** Meeting called to order.

1. Minutes of the 2014 Annual Meeting approved.
2. Guest parking policy kinks and adjustments were discussed...acceptable hours for overnight parking, display of guest passes, warning, etc.
3. Repainting the parking lot spaces was discussed. Asking Motherbrook to paint spaces designating Loft residents or other.
4. Finances and budget were discussed
5. Building exterior update was presented and discussed to have remaining venting structure of pipes and metal covering removed and repair made to building.
6. Present cleaning company prices and quality was discussed. The board will consider a quote from another cleaning company...waiting for quote.
7. Discussed requests for the Master Condo board, including landscaping, idling trucks, speed bump poles. Use of common area bathrooms to be discussed with Hamilton.
8. Communications Committee – email residents for a pool of possible committee members to do a quarterly newsletter for the community.
9. Window condensation issue and progress has been discussed. Management Co could not get a response from the window panemanager (Lewin). Next steps: have management company contact legal and ask for an opinion and a phone call to the manufacturer. Get a quote to do that first. Then move from there. Management Company will also get quote to have the windows replaced by owners.
10. Maintenance issues were discussed. Improvements for unfinished stairwell leading to side parking was discussed. Management company will get quotes.
11. Next meeting scheduled for Monday, September 8, 2014.

**9:00** Meeting adjourned.