

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

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

**June 1, 2015 6:50 -- Unit 211**

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

The June 2015 meeting of the Board of Managers was held on June 1, 2015, at 6:50p.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 were Ellen Brown and Jim Sisk of R Brown Partners.

**6:50** Owners' participation opened.

An owner has offered to fill and touch up some areas of wear and tear including, touching up the rust colored sections of walls, the entryway plywood by the side parking lot, the yellow poles in the parking areas. The owner brought up the idea of identifying loft parking spaces.

Another owner reported an apparent burglary. This owner also requested the electrical provider to come out and check her metering for possible cross-billing. Her bills are unusually high. The board will check back to see that Eversource has responded.

Another owner notified the board that he will be replacing the tile in the unit bathroom.

**7:11** Meeting called to order.

1. Minutes were approved with changes.
2. Web site ([westinghouselofts.org](http://westinghouselofts.org)) is live but suggested updates and corrections will be implemented before advertising to the community.
3. Annual Meeting:
  - notice will be sent out by management company with date and time.
  - The door keys will be changed out and given out at the annual meeting.
  - Update about window replacement will be discussed at the annual meeting.
4. Roof rights:
  - The board discussed next moves to close the deal with the developer on the roof rights for solar.
  - A report was given on updated information from the solar provider.
5. Auctioned unit: a formal complaint was made about delinquent fees from the unit that is to be auctioned off.
6. Finances were discussed on condo fees, budget year to date, utility/cleaning reimbursement, and late fees.
7. Scheduled upgrades:
  - 1 picnic table is lost to rot, the others are in disrepair. The board will consider next steps.
  - The bike rack at the end of the parking lot needs to be repaired. An owner will get estimate of welding repair. A vendor will be out to repair the awning and a parking

spot sign and will be asked to remove the mangled bike rack.

- Sheet metal is now a priority

8. Master Condo Update:

- Update on speed bump replacement was given. Motherbrook management company has not responded with action as of this meeting.

- Master Condo insurance and problems and next steps were discussed.

- Small fire and safety upgrades need to be done.

- Meeting scheduled for June 11<sup>th</sup>.

9. Other items:

- dumpster reconfigure on hold

- parking lot drainage on hold

**8:58** Meeting adjourned.

**Next Meeting: July 9**

**Annual Meeting: June 24**