

The Lofts at Westinghouse Condominium Association

Board of Managers Meeting Minutes

November 13, 2019 6:45PM -- Unit 210

Present: Pam Ross, Matt McKee, Matt Hogan, Kathryn MacDonald, Sylvia Baker

Jim Sisk of R. Brown Partners

The November meeting of the Board of Managers was held on November 13, 2019, at 6:45 PM in Unit 210 at The Lofts at Westinghouse. A quorum was established with the following managers present: Pam Ross, Kathryn MacDonald, Matt Hogan, Sylvia Baker and Matt McKee. Also present was Jim Sisk of R Brown Partners.

6:45PM No owners/residents presented for open session.

7:05PM Regular meeting called to order.

1. Minutes from the October 9, 2019 meeting were approved, with correction of the next meeting date.
2. Finances: September 2019 financials were reviewed, as were delinquencies. Jim noted that the CPA review has been conducted. There may be tax implications for solar SREC income. Discussion was held regarding purchase of warranties for the solar invertors; we are in Year 3 of the original 10-year warranty, so decision on this was deferred at this time. Any year-end budget surplus will be used to offset potential taxes.
3. Maintenance: Cigarette butts continue to be a problem. Cleaning service will be asked to clean from the front door down to UTEC on a more frequent basis.
4. Community Outreach: Steamroller print show artists' reception was well attended and owners/residents have expressed approval of and appreciation for the show. Next event from the Art Committee will be a group photo show.
5. Other Items:

Cintas Update: Mats for the main lobby, second and third floor lobbies, as well as a runner from the front door to the elevator will be delivered within the next week.

Elevator floor replacement: Replacement tiles have been secured and will be installed (in coordination with the arrival of the Cintas mats). Labor costs for installation: \$500

Request to purchase art: Further discussion is warranted and should include Carole Allen of the Art Committee.

Automatic Door: Stanley has our deposit; installation will occur by the first of the year.

Cameras: MotherBrook is in the process of installing outside cameras on the property.

Trash dumpsters: Owners/residents will be notified that if trash does not fit into a one of the outside dumpsters, it should not be left in the trash corral. Disposal of furniture or other large items incurs increased trash collection costs.

8:10PM Meeting adjourned.

Next Meeting: Monday, December 16, 2019, 6:45PM, Unit 210