

The Lofts at Westinghouse Condominium Association

Board of Managers Meeting Minutes

March 9, 2020 6:45PM -- Unit 335

Present: Matt McKee, Kathryn MacDonald, Sylvia Baker, Pamela Ross, Matt Hogan, Jim Sisk

The March meeting of the Board of Managers was held on March 9, 2020 at 6:45 PM in Unit 335 at The Lofts at Westinghouse. A quorum was established with the following managers present: Pamela Ross, Matt Hogan, Sylvia Baker, Kathryn MacDonald and Matt McKee; Jim Sisk of R Brown Partners was also present.

6:45PM Open Session: Two owners presented with questions relating to solar credits, process to obtain such, discussion of what had been done to procure these for owners. Another owner discussed potential for Art Committee leader to be a paid position. A more formal proposal will be forthcoming regarding job description, issues of parking, insurance, and advertising for use of the lobby gallery by outside artists. Noise ostensibly coming from the sprinkler room was reviewed; air compressors have been inspected and are functioning as desired.

7:20PM Regular meeting called to order.

1. Minutes from the February 12, 2020 meeting were approved.
2. Finances: February spreadsheets not yet available. The possibility of SREC income being taxable is being reviewed. Jim will research the increase in accounting fees noted in January.
3. Maintenance: Potholes have been filled with cold patch. The dumpster corral has been cleaned out. Cigarette waste and smoke odor: Jim has reached out to management of UPS, no response yet. The fire sprinkler company, as part of its inspection, wants to see the interior of each unit. Jim will discuss further with company; follow-up will be done for those units that did not pass the last fire detector inspection.
4. Community Outreach: Upcoming exhibits include the Academy of the Pacific Rim student show and the Lofty photo show.
5. Other Items:

Automatic Door - Door installation will be done on March 18.

Security Cameras -Installation of new security cameras around the Motherbrook property has begun. New light bulbs have been installed on the building.

2nd Floor Bathroom mural: Estimate of \$540 to install mural in second floor bathroom. We will look at further options for the printing of the mural. An estimate for both printing and installation by another company will be researched.

2nd Floor Flooring: An estimate will be sought for pre-stained wood flooring installation.

Mother Brook Communications: There is a Master Board meeting scheduled for 3/13/20. Discussion will include fire system updates, construction communications affecting the Lofts with a code of conduct with contractors, with a 30 day notification of start of projects, impact on neighbors, possible fines. Attempts will be made to secure Master Condo Board minutes that can be posted on the Lofts' website.

Building Inventory Components - save for future budget discussions

Debt: With interest rates so low, we will explore refinancing of our solar loan.

8:30PM Meeting adjourned.

Next Meeting: Monday, April 13, 2020, 6:45PM, Unit 335