

Mother Brook Condominium Trust
Board of Governors Meeting Minutes
Thursday September 17, 2020
Meeting location – Zoom

Attendees: Trustees –Unit 1- Oliver Truog, Unit 2- Isaac Judd, Unit 3 & 5- Greg Hughes, Laura Whitton, & Vijay Pathak, Unit 4- Mike McNally & Chris Sage, Unit 6- Pam Ross, Unit 7 Patrick Maloney, Unit 8 – Mark Edwards & Jessica Sweeney, Unit 9- Leny Chertov, Unit-10- N/A

First Realty Management- Anthony Susi & Sheila Spellman

Meeting Start: 9:00 A.M.

- Stated Agenda and purpose of meeting:

#1- All exterior alterations need to be reviewed and approved by abutters and the Board. There have been a number a number of projects that have begun without going through the proper approval process. These projects include:

- Addition of school parking
- Removal of gate to easement on Damon St.
- Façade of Building A
- Replacement of Building A Windows
- Windows for Building D
- Exterior of windows for Building F
- Proposed Plans for Power Plant

Added Items:

- Tenant of Building A- Unauthorized tailgate party in front of Building A/ School/ Loading Dock-
- Line Stripe Proposal- Mark Edwards- add additional parking spots
- Maverick- Pavement along the train tracks

Addition of School Parking- Previously approved “in concept” at a prior meeting. However, the details of the scope of work or and schedule was never finalized. Work began without notification. Management asked Oliver and Patrick to cease work until further approval was met by the board.

Discussion about the easement, neighboring residential property owned by Patrick, access, and the gate.

Concerns about access to residential property by cutting through the Association.

Oliver discussed his project to add parking at the school. Fence was moved to pave. All pavement and additional parking are on school property. However, the location of the gate and access through easement is problematic. **Board voted unanimously in favor to the school add parking as proposed. However, details of the gate and use of the easement still need to be figured out.**

Patrick Maloney has not disclosed any plan to use of the residential area at this time. He will present plans when the time comes. There was discussion of a possible licensing agreement to pass through the association. Use of the easement and the location of the gate are tabled for now.

Façade Building A and replacement windows. Patrick Maloney discussed- New Windows being installed- Agreed to use the custom Green- Board in full agreement. ONE WESTINGHOUSE PLAZA sign- Renovating and painting green- Majority Approved the green. Mike McNally and Pam Ross asked to consider blue for the historical context. Pat reserves the right to change to green as approved by majority. Plaster and top of building – granite gray- Approved.

Windows- Building D- Bronze windows were purchased and planned to be installed. Abutters did not agree to the bronze color due to the aesthetic concerns. Upon further discussion, Mark Edwards agrees to change the bronze to green. Board is in favor to allow the purchased windows to be installed then painted green.

Building F Window- One window needs to be replaced (across from Building E in the corner). Agreed to be painted green. Approved.

Window Policy- Members of the Board request written language of the window scheme policy. Oliver raises concern about replacing old windows then being forced to alter windows that are in good condition. Management to draft a written policy for board approval. Add to rules and regs.

Power Plant- As of now the plan is still to add residential units. Plan to add down spouts and repoint brick. Down spouts will be green. In addition, general clean up around the building. Approved.

Chris Sage raises concern that down spouts from power plant filter down to W Building. Drainage may need to be added to steer water away from W.

Tenant of Building A- Unauthorized tailgate party in front of Building A/ School/ Loading Dock- Sunday 9/13/20 a tenant of Building A hosted a tailgating event on common area in front of Building A/ The School/loading dock area/ Building K. This event was not authorized by the Association. There appeared to be confusion between Building A tenant and owner (Pat Maloney) regarding the approval.

A number of concerns were drawn by many owners including- liability, property damage, lack of authorization, safety, COVID restrictions to large gatherings, etc.

Attorney Merrill was consulted on how to address the unauthorized event. A fine of \$1,000 was recommended. Board discussed repercussions for such an unauthorized event including legal action and egregious fines. The final decision: *Attorney Merrill to deliver a firm legal warning in writing documenting if such unauthorized activity occurs again that egregious fines and/or legal action will be issued. Building A to be responsible for all legal cost affiliated. No fine to be issued at this time.* Approved.

Line Striping Unit 8- Mark Edwards proposes adding another row of parking. Essentially doubling the spaces with his own limited common area.

Mark to provide plans so the board can clearly review the request to add additional parking. Also, Board requires evidence that the city will allow it due to the fact that the area consist of taxable deeded parking spaces.

Tabled until these steps are taken.

Maverick parking proposal along tracks- Results remain 8-2 in favor. Decision requires 100% Board Approval.

Maverick request legal consult if “leasing” the land instead of “essentially purchasing” requires 100% or majority approval.

Other owners suggest the Association pay for the project and keep it common area. Maverick would not have exclusive use, but would still benefit from the improved area.

Adjournment 10:50AM