

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

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

**March 22, 2021 6:45 -- Virtual Meeting via Zoom**

**Present: Pam Ross, Carole Allen, Matt McKee, Matt Hogan, Chris Leuth and  
Jim Sisk of R. Brown Partners**

The Board of Managers held an executive meeting on March 22, 2021, at 8:00 PM via Zoom to discuss preparation for the Annual Meeting. A quorum was established with the following managers present: Pam Ross, Carole Allen, Matt McKee, Chris Leuth, and Matt Hogan. Also present was Jim Sisk of R Brown Partners.

**6:45:** Resident comments: Sylvia and Chris walked the board through their proposed renovation to the unit they purchased recently. Unless something comes up in the permitting, the board has approved the construction.

**7:00** Regular meeting called to order.

1. **Minutes** of the February 2021 meeting and the Annual meeting were approved.
2. **Motherbrook items:** Issues with digging for utilities for the Power Plant came up and are in the permitting process.
  - This project also incurred an abutters meeting. Neighbors brought up issues about parking and hours of operation, and the open/closed/locked gate. This is all ongoing. The neighborhood is also upset about the Amazon use of the lot at the front of the building.
  - Snow plow issues including speed bumps, sign posts, etc. We are requesting that the speed bumps be repaired now.
  - Fire alarm price is up due to the cost of each Motherbrook condo building being on a separate alarm system.
  - Motherbrook is looking for an easement from the railroad.
  - Damage to planters that were caused by a drunken driver will be repaired.
3. **Budget:** The board reviewed the February report of the budget. Nothing outstanding was reporting...we are on target.
4. **Maintenance:** Further repairs have been done in the lobby bathrooms after additional flooding was experienced. Snow removal is not going as expected this winter. The board is considering solutions. Speed bumps are deteriorating from plowing and will be addressed with Motherbrook. Bathroom plumbing problems are resolved.
5. **Safety/Security:** Tabled for now pending research on original permits and cost.
6. **Other items:**
  - a. Motherbrook Update: No new reporting (see above)
  - b. Park update is complete.
  - c. Art Committee: leaving the photo show up for now. Still hoping to have a new exhibit up in the Spring. We will be having a planning meeting and notices will be sent out to welcome new members and gather the regulars.
  - d. Roundhead Brewery has proposed having a brewery and tasting room developed into the old Power Plant structure.
  - e. Cigarette butt problem and cigarette smell in the lobby were discussed again.

**8:07** Meeting adjourned.

**Next Regular Meeting:** April 26, 2021 at 6:45 via Zoom.