

The Lofts at Westinghouse Condominium Association

Board of Managers Meeting Minutes

August 8, 2022 6:45 -- Virtual Meeting via Zoom

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

The Board of Managers held an executive meeting on August 8, 2022, at 6:45 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, Matt Hogan, and Chris Leuth. Also present was Jim Sisk of R Brown Partners.

6:45: An owner was mentioning that some of the exercise equipment needed some attention and also requested that if someone could compile a list of vendors that residents could use for repairs inside their units. Management can not supply that information.

1. **Minutes** of the June 2022 meeting were discussed and approved. Also the minutes of the Annual Meeting
2. **Budget:** The board reviewed and discussed financials and discussed what projects will be coming up.
3. **Motherbrook items:**
 - Waiting for bids for the planter repairs, and the parking lot work, scheduled for last week of August
 - Seal coating the whole parking lot soon.
 - Bosse sports is beginning to buildout on Building G and we (the Lofts Board) needed to vote on the HVAC units that are going outside the building that will create noise and will be unsightly. They have proposed an abatement plan that they think will work. The Board of the Lofts voted “yes”.
4. **Maintenance:**
 - The board signed a 3-year agreement for maintenance of the solar system. Can we still log in to see the operation and solar gain?
 - Check common windows for replacement.
 - Elevator door repairs has hit a snag.
 - Looking into why the elevator had a run of issues/repairs.
 - Looking into why heavy rains causes leaking through the light fixtures.
5. **Other items:**
 - Lobby refresh: The lighting in the lobby was upgraded to LED bulbs that are brighter and dimmable
 - The image part of the Directory is done except for one photographer who is taking care of it. The magnetic part has to be updated yet and sent to a signage company.
 - The Art Fair with Dance performance is planned for September 10 between Building C and D. All vehicles will need to be moved.

8:23 Meeting adjourned.

Next Regular Meeting: September 12th, 2022 at 6:45 via Zoom.