

The Lofts at Westinghouse Condominium Association

Board of Managers Meeting Minutes

December 20, 2023 7:00 Virtual meeting via Zoom

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

The Board of Managers held their monthly meeting on December 20, 2023, at 7:00 PM via Zoom. A quorum was established with the following managers present: Pam Ross, Carole Allen, [Chris Leuth](#), Bernie Lynch and Matt McKee. Also present was Jim Sisk of R Brown Partners.

7:00 PM An owner complained about dog urine around and against the building, plants left in the corridors that need to be removed, and packages unattended in the mail room. The board will follow up with those items.

- 1. Minutes** of the November 2023 meeting were discussed and approved.
- 2. Budget:** The board discussed year to date finances. Also discussed was the issue of a few parking spaces showing ownership of deeds to Hamilton still. Legal will look into it. The process of moving some of our reserve money into higher interest yield CDs or other savings vehicle to earn more money is moving along and will be completed this month.
- 3. Limiting rentals clause:**
A master deed leasing amendment and voting consent form will be sent out after the first of the year in 2024. There will be language to address current owners as being “grandfathered” in.
- 4. Plans for the combined M-units**
The board discussed the plans for the M-units. We approved the suggested location of the HVAC pipes in the utility closets by the trash rooms pending a legal easement from our lawyer.
- 5. Motherbrook items:**
 - The side gate has been approved as code entry to emergency vehicles and possibly some other limited use, and there will be a gate for pedestrians. Shrubs at the end of building K need to be removed. Pedestrians and cars cannot. See other vehicles approaching from either direction.
 - New signage is in place along the roadways.
- 6. Maintenance:**
The elevator doors still need to be repaired. This is planned for coming months.

Other items:

- The schedule of abuses and fines is complete and has been posted on the web site and emailed to owners/residents after the rental agreement vote.

8:28 Meeting adjourned.

Next Regular Meeting: January 31st.