

The Lofts at Westinghouse Condominium Association

Board of Managers Meeting Minutes

January 31, 2024 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 January 31st, 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 The board discussed guest parking violations that have been occurring on a regular basis. The services of legal has been engaged. An owner also complained again about dog owners not taking their pets to approved spaces away from the front of the premises. Several instances of dog feces have been reported near the entrance and cars parked. Comments were also made pertaining to the quality of cleaning provided by the service.

1. Minutes of the December 2023 meeting were discussed and approved.

2. Budget: The board discussed year-end finances for 2023.

3. Limiting rentals clause:

The letter from legal has to be updated and freshened up before posting and sending to owners/residents and set up a way to collect votes.

4. Plans for the combined M-units

No further information

5. Motherbrook items:

- The proposed gate is still pending due to a price issue.
- Parking lot vendor needs to give more notice when planning upkeep on pot holes, etc. And they need to use additional machinery and not just the front-end scraper for snow.
- Road race starting or ending at Motherbrook in April? There are many questions still unanswered.

6. Maintenance:

- The elevator doors still need to be repaired.
- The cleaning crew needs a reminder to clean the trash room floors and make sure that the cat pee smell doesn't linger. Also the floors should be mopped thoroughly and consistently every week.

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.

8:59 Meeting adjourned.

Next Regular Meeting: February 29th.