

The Lofts at Westinghouse Condominium Association

Board of Managers Meeting Minutes

April 17th, 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 April 2024 on April 17th, 2024, 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 some residents mentioned that there is a whirring noise coming from a vent area on both the second and third floors in the area of the elevator lobby. There have also been mention of the remote front entrance door sometimes not opening after unlatching.

1. **Minutes** of the March 2023 meeting were approved with one change.
2. **Budget:** The board discussed financials.
3. **Limiting rentals clause:** The legal letter is being updated and approved by the board and will be sent out for voting.
4. **Plans for the combined M-units**
The letter for reimbursement for legal fees for the combining of the M units has been applied to the ledger.
5. **Motherbrook items:**
 - Motherbrook is hiring engineers to handle some of the pot holes and catch basin problems in the parking lot. In addition we are asking Motherbrook to add speed bumps of some kind at the crosswalk since nothing else is working and it is a liability issue.
6. **Maintenance:**
 - Elevator door damage repairs not completed and the unit owners are continuing to receive notices. (see note below under “Other items”).
 - A park lock is being looked into.
 - The directory and images of artists in the building still needs to be updated.
 - We are searching for a shed for storage in the park as part of the cleanup out there.
 - The elevator still needs plan for the security update for the Fire Department to have access in an emergency.

Other items:

The board also discussed the still remaining issue of reimbursement for the damage done by renters in Unit 301 to the elevators. The issue is still not resolved.

The gate to the park needs a sign describing how to operate the mechanism.

The board will organize a community clean-up day for the park to take care of some care that it needs, along with a good Spring cleanup.

8:39 Meeting adjourned.

Next Regular Meeting: May 15th