



**Board of Managers Meeting
January 23, 2025
7:00 PM - ZOOM**

Open Session 6:45-7:00PM - open forum with 2 residents present

- increase heat in common areas (Lobby, 2nd floor)
- 2nd floor landing in stairway there is a light out
- Can a monthly update on construction be given (We have been asking and they have not been giving us answers)
- Construction workers are using the side entrance for the construction and they shouldn't be using it
- Interior weather stripping on north stair needs to be repaired
- snow removal issues

- Approve Minutes from December 16, 2024 - Approved

Finances

- Budget year to date
 - reserves look good
 - excess of funds at the end of the year
- Delinquency review (closed session)
- YTD Financials

Motherbrook Update

- Back gate is getting looked at
- Problems with plow company
- Trying to come up with future plan for moving cars during snowstorm
- Trying to repair privacy slats in the dumpster
- Fixing broken signs

M Unit Construction issues

- Electrical shut off next week Monday 1/27 and Tuesday 1/28 9am-1pm
- Getting a letter of fines put together for them going out
- Ask again for 2-3 week look ahead and rough schedule for the next few months

Other Items

- Elevator doors- Waiting for update on fix from unit owners.
- Controlled Access- Update access points to prohibit non-residents
- Branded Walk-off mats- Next season
- Dog poop in the park- Look into a lock and a trail cam (Chris)

Next Meeting: February 26th at 7pm