

601 Lofts Condo Association
Board of Directors Meeting
March 18, 2026
5:30PM on Zoom

Present: Jimmy Garcia, Lindsey Ashenden, Paul Nowak, Cindy Galvan, Behzad Shabahang

Owner Attendees: Tom & Shelley Ziech (603); Kamron Moore (304); Mike Campbell (807),
Brian Carey (711)

Call to order - 5:31 PM

Approved January 2026 Minutes

Homeowner Concerns:

- **When will the thermostat in the lobby be adjusted from heating to cooling? It seems like it is set high for the current weather.**
 - The building's thermostats must be adjusted manually. This is a transition season where temperatures are still fluctuating, so Cindy hasn't changed them yet. If the forecast for next week holds steady, she plans to change them on 3/20.
- **When is the garage cleaning scheduled for this Spring?**
 - The Board recently approved a vendor bid for the annual garage cleaning. Cindy is working with the vendor to finalize a cleaning date for May. Notice will be sent out once that date is available.
- **The rules and regulations state that vehicles must be fully contained within the lines of a designated parking space. However, there are some oversized cars parked in the garage that are slightly longer than the parking spot. This is a potential safety hazard in areas with bidirectional traffic. How will these rules be enforced?**
 - The intention behind this rule dates back several years to when some owners were parking motorcycles in front of their primary vehicles and extending into the driving area.
 - The Board acknowledges that vehicles have gotten larger over the last few years and that this can pose challenges for neighbors who have to park next to larger vehicles.
 - Moving forward, the Board will assess this on a case by case basis to determine if there is a safety risk or excessive nuisance associated with a particular vehicle. Owners whose vehicles are found to be protruding by an excessive amount may not be allowed to park the offending vehicle in the garage.

- **While reviewing the financial statements, it appears that not all of the reserve & special assessment funds are in a high-yield savings account. Why is this?**
 - The Board maintains \$10-15k in an interest-free account to be easily accessible for operational needs.
 - The remaining reserve funds & special assessment funds are in a HYSA with Merrill Lynch, earning roughly \$1,100 per month in interest YTD. The entirety of the special assessment funds should be in a HYSA. Lindsey is meeting with our advisor next week and will confirm.
- **What is the delinquency status on monthly dues and special assessment payments. Is everything up-to-date?**
 - Only one unit has an outstanding delinquency across both monthly dues and the special assessment. That issue has been escalated to Legal. All other units are in good standing.

Outstanding Business:

- **Reserve Study**
 - Because it has been 9 months since our original bids for the reserve study, Cindy will follow up with those vendors for updated quotes. The Board will then select a vendor and work to schedule the study in Q2.
- **3rd Floor Terrace Repairs.**
 - The terrace repair project continues to be under negotiation with our neighboring property, the Van Buren City Lofts (VBCL) over our ability to access their driveway to complete the project.
 - Contact info for vendors has been submitted and reviewed to our attorney.
 - All legal costs are paid to date, exactly what was forecasted with retainer (\$500-600 per month).
 - Mediation is tentatively scheduled for May 11, 2026. The Board will be represented by either Secretary Paul Nowak or Vice President Behzad Shabahang, depending on availability.
 - Because things are now moving at the pace of the legal system, residents can expect litigation updates in the Board Meeting minutes every other month unless there is a substantial update that requires more immediate communication.
- **Security Camera Upgrades.**

- Treasurer Lindsey Ashenden added a \$15,000 placeholder in the 2026 budget for camera upgrades.
- Paul Nowak will begin conversations with the Arlo Sales team to finalize materials and submit our order.
- Once the equipment arrives, Cindy will schedule installation.
- **Ogden Garage Door Replacement.**
 - The Ogden garage door frame is damaged after being struck by vehicles a couple of times over the last few years. None of the incidents were captured on camera.
 - Because of this damage, pressure is placed on the glass panels, causing them to develop stress fractures, shatter and fall out.
 - The solution is to replace the garage door, which will be quite expensive.
 - Metal with glass panels (replacement in kind): \$15,000
 - Metal with plexiglass panels: \$12,000
 - Aluminum door with no panels: \$8,000
 - While this is an issue that needs to be addressed, it is primarily cosmetic for the time being rather than an urgent structural or safety issue.
 - Given the other expenses occurring at the moment, the Board has decided to monitor for now.
- **Spring Cleaning.**
 - Exterior window cleaning is tentatively scheduled for May 18 or 20th (weather permitting).
 - Note: Balcony windows are not included in this annual cleaning. Owners are responsible for cleaning their own balcony windows.
 - Carpet cleaning is scheduled for June.

Adjourned - 6:15 PM

Next Board Meeting - Tuesday May 26, 2026; 5:30pm on Zoom.