

LPT Board of Directors

Meeting Minutes

August 18, 2015

I. The meeting, which was held in Unit 3212, was called to order at 7:30 pm on August 18, 2015. Present at the meeting were Paul Hulswit, Larry Lauer, Rick Doyle. and Larry Chapp. Also present was building manager Michael Schall.

II. Old business

- a) Smoking issues. The smoking ban, which began January 1, 2015, is generally working well. However the building manager and various directors have received a few complaints from residents who smell tobacco smoke drifting into their units. Prior to this time warning letters and fines have only been issued to owners who have (or whose guests have) been seen smoking or have admitted smoking in their units. The board agreed that this type of enforcement seldom satisfies the persons complaining about the smoke since the violator may be smoking out of sight in their units and the resulting smoke drifts through various openings into adjoining units. In future cases, where the presence of smoke is verified and the source can reasonably be determined, warning letters or fines will be issued to the apparent violators. The association bylaws provide for an appeal process if an owner feels they are wrongly accused.
- b) The parking area in the rear of the building is being used to store cars which are disabled, have expired license tags or are otherwise infrequently being driven. Also some residents insist on using more than one parking space, often due to the size of their vehicle. Both the manager and the chairman of the safety committee have spoken to some of these owners and have successfully convinced the owners of these vehicles to park in distant areas of the lot to allow more residents who use their cars frequently access to parking close to the rear doors. Since this voluntary compliance seems to be working and the bylaws already address these issues the board saw no need to establish any new rules concerning parking.

III. New Business

- a) An informal questionnaire placed by the mail boxes revealed that the majority of owners preferred the “plain” look in the lobby with the removal of the Japanese screens. The board agreed unanimously to remove the screens permanently and to dispose of them through a sealed bid process.
- b) The ownership of a particular parking space in the plaza garage is in question. Mike Schall agreed to make appropriate inquiries through the city offices to ascertain the ownership.
- c) The board approved the repair of the driveway by the C garage.

IV. The meeting was adjourned at 8:15