

Thatchmont Trustees Meeting September 6, 2018

Present: Susan Gilman, Neil Golden, Alec Holliday, Liz Leeds, Stu Rubinow, David Selbovitz, Mike Springer

Absent: Sheryl Sarkis for Great North

Old Business

Financials: The reserves are currently about \$580,000 and the operating account contains \$29,000. We are again making regular contributions to the reserve. We have an outstanding bill for work on the 15 Thatcher roof and door, and are waiting for a signed warranty on the work before releasing the check.

Landscaping: 1) After talking with Michael Piering at Landscape Collaborative, we will hold off on any further landscaping work until after the masonry repairs are completed. 2) The oak trees on Thatcher Street are hanging over the buildings, have some dead branches, and need pruning. The town last did it about five years ago; we will ask them to do it again. 3) The strips between sidewalk and street are the town's responsibility, but they would be happy if we took care of them. We're considering what would look best with least cost and maintenance. 4) The trees at the west end of the parking lot also need pruning. They belong to the St. Paul condominiums, who are going to do nothing about them. It's not a big job, and we may take it on as a do-it-yourself project in the spring.

Electric cars: As mentioned in the last minutes, we have enough electrical service for one 30-amp charger per building. This could provide charging for one car, in one spot, and would require an overnight charge. Once you consider greater demand than this, the complexities and costs multiply quickly. Given all the unknowns, the Trustees unanimously decided against installing charging stations at this time. If any owner were willing to take on 100% of the cost for installation, including bringing in additional power from the street, we would be willing to consider the issue again.

Entrances: Owners want the building entrances and lobbies improved and made more attractive. A group of Trustees toured the lobbies with an architect to come up with ideas. He made a set of suggestions, and we met with him again to prioritize the items and see where we could make the greatest impact at the most reasonable cost. We hope to have a plan in time for the annual meeting to get owner feedback.

Basements: We have gotten input from owners to prioritize basement improvements; different buildings have different needs, though there was some consensus. Owners generally want fresh paint, improved lighting, better general maintenance, and perhaps added storage bins. We will get quotes for the basic work, and we hope to have an improvement plan in time for the annual meeting to get owner feedback.

A group of owners in one building wants to build a game room in some of the basement common space. This raises many issues regarding who is entitled to use it, how the space will be monitored and maintained, in addition to questions of ventilation, safety, and liability. The owners will propose a suggested set of rules on how this might be managed using the current roof deck policy as a template for owner use of common space. We will need a legal opinion as to how something like this must be approved if it appears that this may move forward.

New Business

Masonry: We have received a bid from the company that has done the earlier masonry work. The actual cost will be that amount plus an amount for new lintels that cannot be determined until the work begins and we can assess damage. In any event, the total cost should be well within what we have already budgeted for the work. (Thanks once again to Mike Springer for all his work on the financial plan.) The Trustees unanimously approved accepting the bid, and we will now schedule the work.

Roof leaks: The parapet between 14 and 20 Egmont has been leaking intermittently. Two roofers have looked at it and have recommended sealing it using roofing materials as has been done on recent roof installations.

Thatchmont Policy: Our policy for dealing with trash needs clarification. The Trustees unanimously approved the following change to the Owner's Handbook:

5. Trash removal and recycling

Trash bags must be plastic (not paper), and securely tied; you can put them in the parking lot dumpster yourself or put them in the back hallway outside your door. The cleaning staff will remove them on Monday and Thursday; you can put them out no earlier than 6 p.m. of the previous evening. The dumpster is for ordinary household trash only.

Arrangements must be made for the removal of large items (e.g. furniture), unusually large amounts of trash or hazardous materials (air conditioners, TVs, computers, etc.). Disposal of large items or large amounts of trash can be arranged for a fee through the management company. Hazardous material should be taken to the Town Hazardous recycling center. Check for its hours on the town website.

Bins next to the dumpster are for recycling: in these put clean glass bottles, clean metal cans, and clean plastic containers marked on the bottom with a recycling triangle in the bins. Newspaper and crushed cardboard boxes can also be placed in the bins also. For a full list go to the Barry Brothers website and click on recycling (<http://tinyurl.com/y6wsrjrx>). The cleaning staff does not collect items for recycling; you have to bring recyclables to the bins yourself. Crush plastic half-gallon and gallon containers to save space and keep the bins from overflowing. **If you use plastic bags to carry recycling to the bins, you must remove your recycling from the plastic bag; don't throw the plastic bags in the bins!** All items must be placed either in the dumpster or recycling bins.

Stu Rubinow
Recording Secretary