

Thatchmont Trustees Meeting

April 11, 2023

Present: Chris Bolinger, Dina Feith, Neil Golden, Alec Holliday, Liz Leeds, Stu Rubinow;
Sheryl Sarkis for Great North

Absent: Sheri Simmons

Finances: All but two owners have paid the 2023 assessment; about \$172,000 of \$180,000 has been collected. (One unit owner has since paid their fee. One has not paid the fee as of this writing. We will be assessing fees and legal costs as necessary.) When the money is transferred to the reserves we will have about \$795,000 there, but much of that will be spent on the parapet repairs.

Old Business

Parapets: The equipment for the repairs will start coming about April 26. It should take 3-5 days to set up the staging. The repairs should then take three or four months to complete. The contractor will take photos of the interior of units that have had water damage to determine if their work may have caused more damage.

EV Charging: We have found a consulting company that works with organizations like ours to plan for electric vehicle charging. They do site assessment and design, recommend equipment, do a cost and budgeting analysis, help with developing policies and usage data analysis, and assist in applying for grants.

There are two sources of grant funding for creating EV charging: 1) MA Electric Vehicle Incentive Program, which we understand will provide a grant of 60% up to \$50,000 per street address. 2) After EVIP, Eversource has an additional grant program. It is not clear at this time if these programs will include bringing additional power into the buildings, which is a considerable expense.

Normal charging equipment provides approximately 25 miles per hour of charging; other, more expensive equipment provides faster charging. We have other factors to consider, including dedicated charging spaces (which may reduce our income from renting parking spaces), handicap access (required by some programs), and other issues. Alec is going to check with Chestnut Hill Realty to see what their buildings have done, and to find out whether there are other requirements if we accept public funds. When we have more information we can decide whether to hire the consulting company to work with us.

New Business

19 Thatcher, unit 1: The owner has submitted a detailed rebuild plan with architectural drawings for the Trustees' approval. We discussed it and approved the plan, but with some concerns primarily about plumbing. We will want to monitor the work as it proceeds.

Rental apartments: Leases for both apartments come up for renewal on August 31. We discussed rent increases. Both apartments have good tenants, and we decided that if they commit to renewal and sign a new lease by July 1 there will be no rent increase, otherwise rent will go up by an amount to be determined. The tenants at 15 Thatcher St. have agreed to renew early and we are waiting to hear from the 14 Egmont St. tenants.

Basement storage units: A suggestion was made to cover over the basement pit in 19 Thatcher that formerly held a furnace, and build two new 9 X 11 foot storage bins. The idea would be to rent them for at least \$100/mo, and we would need to decide who would be eligible to rent them and how they would be allocated. The Trustees decided to do them in 19 Thatcher, and survey the other entries to see whether they would be interested in doing the same thing.

Dryer vents: It is time to clean out dryer vents again, and replace some of the mesh that keeps birds out of them. Since dirty dryer vents are a fire hazard, we will tell owners that they will either need to join the association cleaning or arrange to do it on their own.

Stu Rubinow
Recording Secretary