

## Thatchmont Trustees - Minutes for meeting of March 4, 2024

Present: Neil Golden, Sheryl Sarkis, Rich Earthrowl, Stu Rubinow, Sheri Simmons, Alec Holliday, Dina Feith, Liz Leeds

Absent: Chris Bolinger

1. Change of property manager: Sheryl announced that she will be reducing her work load at Great North and handing over the management of Thatchmont to Rich Earthrowl who has had 28 years of condo management experience. He is very familiar with the needs and issues of Thatchmont. A letter to all Thatchmont residents will be sent out within several days explaining this change and giving instructions for communicating with Rich.
2. Unit sales: Two apartments have recently been offered for sale, one at 14 Egmont and one at 25 Thatcher. Both went under agreement within a week.

### 3. Financials:

In Reserves: \$449,040. Of this \$62,000 is still to be paid to the contractor who is replacing the boiler on Thatchmont.

The Reserve Fund does not yet reflect the January and February transfers.

Utilities: \$ 8881- water  
20,000 - Gas  
2,100 - Snow remova

There has been a significant increase in water consumption on Egmont St. The problem has been resolved with the identification of a crossover problem, which allowed cold water to intrude into the hot water pipe. This required running water longer to get hot water at each sink.

### 4. Boiler replacement

The boiler in 15 Thatcher is in the process of being replaced; the old boiler is still being used, but requires more fuel to keep the building hot. There was a discussion of whether to replace the Egmont boiler which is the same vintage although still operating without problems, It was decided to get evaluations of the boiler's probable longevity and three bids to replace it next summer. It would be better to replace the boiler in the summer rather than to replace it in a emergency situation. Rich will arrange for an evaluation and three bids.

5. Picnic in the park. Because of low interest for last year's fall picnic the Trustees decided to hold the picnic in the spring this year. It is set for June 1, with June 2 as a rain date. Please mark this on your calendar. Details will be sent out shortly.

6. EV charging

Chris Bolinger reported that we are still waiting for the results of our application for a subsidy from the State for installation of EV chargers. The response is expected this spring. We agreed to survey residents regarding interest in EV installation. In addition to residents who already have electric vehicles, how many would be inclined to buy an electric car if charging stations were available? Subsequent discussions concluded that to make the survey more useful, we should have some idea of the cost to unit owners for this added service, which will require us to know what the Eversource subsidy would provide.

7. Unfinished business: Alec Holliday requested that the stair repair at 19 Thatcher be completed. It was approved last year and was never done.

8. Building inspection. Alec suggested that we do a building inspection in the spring to identify problems that need addressing. Alec, Neil and Rich will carry that out.

9. Black Earth Composting Program. Black Earth has partnered with the town of Brookline to encourage subscribing to the collection program for food waste, which is then turned into compost. Green waste bins are available free with subscriptions. A mailing to the Thatchmont community giving more details about the program will be sent out soon.

Liz Leeds  
For the Trustees