

Thatchmont Condominium Association – www.thatchmont.org
Annual Meeting – October 25, 2000

Board Attendee's: Victor Frank, Victor Zhinikov, Stephan Diebel, Barbara Lawrence, Jan Evans, Neil Golden, Steve Wholley for Meredith

- 1) The meeting was held at the Holiday Inn.
- 2) The minutes of the September Board meeting were approved.
- 3) Meredith prepared a list of the accomplishments for 2000. Included are;
 - increase to the reserve fund (the funds will be spent on asbestos abatement);
 - repaired masonry on Egmont St., more repairs needed in the future;
 - replaced 1920's vintage light fixtures in the rear halls;
 - replaced parking lot light fixtures, bulbs to be changed to reduce glare into bedrooms;
 - replaced 15–20 year old hot water heaters in both buildings;
 - removed asbestos from Egmont St.;
 - capped oil prices for 2001 at \$1.19 ½ per gallon versus 0.62 ½ per gallon for 2000;
 - trimmed front tree's on Thatcher St and in the parking lot on the Egmont side.
- 4) Jan Evans term on the Board expired. She will continue to lead the landscape committee. Neil Golden took the position vacated by her. Leon McCalla was voted as Trustee at Lodge replacing the position vacated by Neil. Ralph Memolo was voted as trustee from 19 Thatcher St. replacing Stuart Rubinow, who is unable to attend Board meetings. Unfortunately this means the minutes will remain humorless in perpetuity.
- 5) The issue of outside handrails was raised. The Board agreed that this is a priority item.
- 6) The Board was asked to review the pet and renters policy. It was not implied that these were synonymous, but just simultaneous issues. The Board will discuss if a change in these policies is appropriate at this time.
- 7) The meeting authorized the Board by unanimous vote to determine and implement the best solution to improving the quality and quantity of services for the buildings balancing cost and convenience. Included would be a review of our current practice as well as what alternatives were available.
- 8) The issue of heating the buildings was raised. There are several problems heating our buildings. Having been built in the 1920's they are not designed for modern control and distribution systems that would distribute heat more evenly and as needed. The Board will investigate if some modern computer thing exists that would provide more intelligent control of the heat so that some people do not have windows open while others wear everything they own. Another problem is that the old windows were leaky when new. Now, 80 years later, they can be like having the outdoors inside in some cases. If there is a draft, it is very difficult to feel warm, no matter how much heat is available in the radiators. Owners are encouraged to install storm windows or replacement windows. If the old storm windows are leaking, they should be resealed.
- 9) It was suggested that the Board look into the use of options and other methods to guarantee future oil prices.

- 10) It was noted that our bill for water was almost the same as heating oil.
- 11) Chuck will be planting spring flowering bulbs over the next couple of weeks.
- 12) The dumpster is an unsightly area. It was noted that some people do not crush boxes which fills the dumpster quickly. We are required by Brookline health code to keep the dumpster closed. Please use the doors on either side of the dumpster if you can not lift the top. Those of you who are agile, could you please throw your trash into an empty part of the dumpster so that those who are less fit can just drop their trash at the opening.
- 13) The next Board Meeting is on Monday November 20 at 7PM at 15 Thatcher St. Unit 3. The budget will be reviewed at that time.

WATER WATER EVERYWHERE – Perhaps this is correct, but with the cleanup of Boston Harbor, water is becoming a scarce and expensive resource. Besides the environmental issues, it is costing each of us over \$500 per year for water and then we have to heat a lot of it with \$1.19 heating oil. You CAN help. Please conserve water. Install low flow shower heads, faucet aerators, fix leaks (a leaky toilet can consume 50 gallons per day). Please do not allow water to run when shaving, brushing your teeth or washing dishes. If each of us makes a few small changes, it will protect the environment and save us all some money.

KNOW YOUR BUILDING– It's 2 AM and a pipe burst. Do you know where the water shutoff valve is? Everyone is encouraged to visit the basement to determine where the shutoff valves are for each line of units. Chuck has placed yellow tags on these. There is one set below the kitchen, another in the rear for the bathrooms and a third set in the rear near the second set for the shower. Locate these now at your leisure. It may prove convenient late some night.

Submitted by Neil Golden