

Thatchmont Condominium Association – www.thatchmont.org
Board Meeting – April 11, 2001

Board Attendee's: Victor Zhinikov, Stephan Diebel, Barbara Lawrence, Ralph Memelo, Neil Golden, Steve Wholley for Meridith

- 1) The board commended Stephan for distributing the questionnaire. This is important feedback for the board so that we can determine what the priorities are. If you have not done so, please return your question before the end of this month so that your input will help steer the association.
- 2) An owner attended the Board meeting to discuss a bill for plumbing repairs. Owners are reminded that the association is only responsible for services that are common to the building. Meridith must arrange for all association repairs unless authorized by them or there is an immediate risk of additional damage or injury. In many cases, water problems are due to leaks with another unit owner's plumbing. They are responsible for any repair.

In cases where the owner believes it is the responsibility of the association, Steve Wholley of Meridith must be contacted. He can be reached at 617 965-2200. The emergency after hours number is 617 558-3979. Someone should get back to you within 1 hour.

If water is flowing rapidly, you should close the water valve in the basement. These have been labeled. They are near the ceiling in the basement. There is a separate one for hot and cold water. The kitchen sink water supply is in the large part of the basement in the area where the sink in your unit is located. The bathrooms can be found near the storage area. There is one for the main bathroom shower and another for the remaining water outlets. You might want to locate them now to avoid a panic situation late some night.

- 3) Another owner came to discuss a recurring roof leak. There have been repeated attempts to correct this over the last 3 years. A general contractor will look into this within 2 weeks instead of the roofing contractor who was previously used.
- 4) High heating, water, and snow plowing bills have stressed the financial condition of the association. We have been unable to put money into the reserve fund for the last 2 months. Cash is tight. We hope to be able to make this up over the summer when there will not be any oil or snow plowing bills (we hope).
- 5) Owners are reminded that trash is picked up in the back halls on Monday and Thursday. The dumpsters are emptied on Tuesday and Friday.
- 6) The consensus is that after a rough start the overall cleaning of the property has improved and is mostly acceptable with occasional lapses. This has been a difficult year with all of the snow and sand.
- 7) A number of maintenance projects need to be done. A new roof is needed on one building, the insurance company is concerned about the condition of the parking lots, work needs to be done in one of the basements. The board decided to defer the issue of how to fund this until the next meeting. It may require an increase in condo fee's or an assessment to cover these expenses. Once the oil and snow plowing bills are behind us, we will have a better understanding of our finances.
- 8) The bulbs planted last year have survived the squirrels. We will be planting flowers and putting down mulch in a few weeks.
- 9) It was reported that Chuck is doing well. His new job is close to home. He has lost weight and is pleased with his new situation.

The next meeting is May 30 at 15 Thatcher St. Unit 3

Submitted by Neil Golden