

Thatchmont Condominium Association – www.thatchmont.org
Board Meeting – May 30, 2001

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

- 1) The results from the questionnaire were reviewed. A copy has been attached to the minutes. This is important feedback to determine priorities. There was clear consensus on some issues and mixed responses on others. The Board will consider this as input in all future decisions.
- 2) The Board clarified the reimbursement policy. All expenses for common area repairs must be approved in advance by the Board or the Management Company. Exceptions will only be when there is a risk of continuing damage to our property and the owner was unable to contact the Management Company.

Owners are reminded to locate shutoff valves, main electric switches and gas valves (the gas valves should not be touched if you have any doubt about them. Notify the gas company from outside the building if you suspect a gas leak. Do not turn on anything. Do not remain in the building).

- 3) The Board will work with Meridith to develop a system for owners that want to use their own contractors for repairs that are the responsibility of the Association. This should speed up the process for unit owners and make it more convenient by eliminating the complexity of going through a third party.
- 4) Steve Wholley told us that we would be getting a new insurance policy for the property. It had a guaranteed replacement cost, but the deductible was increasing to \$2,500.
- 5) The roof on 26 Egmont continues to be a problem. The contractors theory seems to be in error based on last weeks monsoon when Stephan went on the roof to investigate this matter. We are encouraging owners that understand building issues to contribute by observing contractors for quality and completeness of any repair as well as providing analysis of issues for the Association so that we can more effectively repair or improve our property.
- 6) The door at 16 Egmont Street continues to be a problem. The door and frame will have to be replaced for approximately \$3,500.
- 7) The Board asked Meridith to prepare a capital outlay budget. This will include repaving the parking lot, repointing the masonry, replacing rotted wood frames, repainting the outsides of windows, repair crumbling light fixtures, add emergency lighting in the back halls, and insulate the heat and hot water pipes. We will evaluate our need to maintain the property against the expense of these projects. Most of the cost will be for repaving the parking lot, which can not be deferred much longer.
- 8) Owners are reminded that there is a repository of old doors located in the basement of 19 Thatcher Street. Old doors should be deposited there. Owners needing a door might find what they need there.
- 9) A few owners planted flowers and fertilized the shrubs. There will be an owner cleanup and mulching on Sunday June 11. Everyone should feel free to dead head flowers and weed at any time. Watering should be done for the flowers when they begin to look dry. By not watering the shrubs, the shrubs will develop deep roots that will stay moist even during hot dry spells. Frequent shallow watering makes them weak and susceptible to disease..
- 10) There was a discussion about better ways to control the heat in the buildings. It was concluded that no one knew of a better thermostat for buildings with heating systems like ours.

The next meeting is July 17 at Unit 1 20 Egmont Street.

Submitted by Neil Golden

