

Thatchmont Condominium Association – www.thatchmont.org
Board Meeting – July 24, 2001

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

- 1) The roof on 26 Egmont Street seems to be fixed. A roof on Thatcher Street is leaking and needs repair.
- 2) Thanks to Stephan Diebel who repaired the door at 16 Egmont Street. He saved us over \$3,000.
- 3) The board declined a proposal by RCN to put a junction box in the parking lot. It was to be located where we pile snow in the winter and there was a concern that it would be a problem for the snow plow person.
- 4) There seems to be an increase in inappropriate parking. Meridith will send a questionnaire to confirm the assigned and rented parking spaces. Owners will be issued passes for contractors to display in their front windows when parked in the middle. Tandem parking is only allowed on a temporary basis. Cars parked in the middle are subject to being towed. Owners are advised to have contractors display in their front windows what unit they are working at.

Meridith will notify the Amory Street Associations that they may not block the fire lane. This should improve access in the driveway.

- 5) Residents are advised that items in the basement must be tagged. We will be periodically cleaning the basement areas and removing items that are not tagged. Common areas must remain neat and tidy. Materials can not restrict access or create a fire hazard.
- 6) Trash is being placed in the recycling bins. Owners are reminded that plastic bags, paper or other trash should not be placed in the recycling bins.
- 7) We will obtain ballpark estimates for capital projects including roof repairs, parking lot paving and landscaping, masonry repairs, replacement of rotten wood window frames, and pointing of brickwork for the next board meeting. This is in addition to the normal repairs that are needed as the aging infrastructure of our buildings needs replacement. The board noted that we have not been able to put money into the reserve fund so far this year. It appears that with the sharp rise in fuel costs we will be 8% over budget this year. The board has targeted to have a reserve fund of \$100,000

While the exact amount is not known at this time, it is possible that we will need to raise between \$3,000 and \$5,000 per unit for capital projects and reserve fund improvement over the next few years. For example, if this was raised over 2 years, it would be \$100 to \$200 per unit per month as a special assessment. The board is sensitive that this may create a hardship to some owners. Owners should review specific issues with their trustee so their views are represented at the next board meeting.

Your reporter had a discussion with JKM Mechanical regarding the heating system controls for the buildings. We have a dual sensor control system. It senses the outside temperature and the return hot water temperature. These inputs are used to cycle the furnace. The furnace will not shut down until the return water reaches a certain temperature indicating that all radiators are hot. The outside temperature control determines how often the furnace should cycle once the radiators are heated. A \$4,000 fully electronic controller is available that has more levels of control using these two sensors. When our existing controls break, we will determine if replacing them with a more elaborate system is appropriate.

The next board meeting is September 19 at Unit 2 19 Thatcher St.

Submitted by Neil Golden