

Thatchmont Condominium Association – www.thatchmont.org
Board Meeting – December 5, 2001

Board Attendee's: Zoe Allen, Stephan Deibel, Ann Lammers, Deborah Lindeman, Ralph Memelo, Neil Golden, Enrique Tamayo, Larry Sawyer for Sawyer Management

Important note: Effective immediately all payments should be payable to Thatchmont Condominium Association and sent to:

Sawyer Management Company
100 Hano Street
Allston, Ma 02134

Telephone for **emergencies at all times: 617 254-3100.**
e-mail: sawyermgmt@aol.com

If Meridith Management was automatically withdrawing your condo fee from your bank account, you will have to manually pay your December fee. Please check with your bank to find out if your condo fee was withdrawn. If it was not withdrawn, send a check to Sawyer Management.

- 1) Larry Sawyer was available prior to the meeting to meet unit owners.
- 2) The board elected Stephan Deibel as President, Zoe Allen Treasurer and Neil Golden Recording Secretary.
- 3) Sawyer Management will be placing signs in the lobby with their address and phone number. This is the number that can be used at all times. Sawyer will also distribute refrigerator magnets with their address and phone number to each unit.
- 4) Owners are reminded that trash should be put in the back halls on Sunday and Wednesday night. It will be picked up the following morning.
- 5) The board reviewed the budget and the status of the reserve fund. We are making fiscal progress. The reserve fund has increased to about \$35,000. In addition this years operating budget should contribute \$20,000 to the reserve fund, however we are faced with several expensive projects. The board decided not to change the operating condo fee from last years amount. A separate capital improvement fee may be needed. The board will consider this at the next meeting.

Reminder: water is our biggest expense. Please conserve water. A dripping faucet or running the water while brushing teeth or shaving costs about \$50 per year.

- 6) The board is concerned about a number of small maintenance issues as well as capital projects. We will upgrade the lighting in the basements by relocating lights and adding switches. We may raffle the pull strings for those of you who are nostalgic for these. In addition we would like to clean out the basement common areas. A few have accumulated a lot of materials. Leaks are a problem on 2 roofs.
- 7) We have a number of significant capital projects. Larry Sawyer will obtain estimates for repointing the brickwork, painting the outside of the windows and parking lot repaving. In addition, we still have some old tar roofs that will need to be replaced. We hope to have numbers by the next board meeting so that we can decide how to finance this work. Under consideration is a supplemental fee for a limited time to cover the cost of these projects.
- 8) Overall, Commercial Cleaning (CCC) is getting good grades for keeping the property clean. Larry Sawyer had a discussion with CCC. Currently they do not appear to have enough work to justify the time they send on our property. We will be cutting back on their time spent here to save money while maintaining the cleanliness of the property.

- 9) We will retain JLS Construction who plowed the lot last year. We will hire CCC to shovel the steps and walkways. While they are more expensive than JLS for this, they have a track record of doing excellent work in a timely manner at other properties. Hopefully the season will be mild and we will not test them on this. Pails with ice melt have been located in the front lobbies. Another pail will be placed by the back door. Please use this to remove any ice that forms due to the melting freezing cycles that often occur during the winter.
- 10) We will be adjusting the heat so that the buildings are better regulated. Owners are reminded that they should have adjustable air valves on each radiator. The valve on the pipe attaching the radiator to the main heat pipe should be completely open for the heat to work properly (or completely closed if your unit is too hot). The air valve is used to regulate the amount of hot water that enters the radiator. Many of these are broken. They should hiss slightly when the heat is on and the radiator is filling. When you turn the adjustment, the hissing should speed up or slow down, depending on which way you turn the adjustment. If the hissing slows down, the radiator fills slowly and less heat is produced for that area of your unit. If you need help, see one of your more mechanical neighbors.

The next board meeting is at 7 PM Wednesday January 23 at #3 15 Thatcher St.

This reporter would like to take the opportunity to encourage owners to speak to their trustee about promoting Thatchmont community events. Last year, the spring cleanup was enjoyed by most, perhaps all, but I was not able to poll everyone and promoted a sense of community. If we start the planning early, we can have another successful Thatchmont picnic, unlike last fall's event that suffered from some planning problems.

Community trivia: How did Knyvet park get named? All entries should be submitted on a 3 by 5 piece of paper with the name of the entrant, no later than the beginning of the next board meeting. The winner will be selected at random from all correct entries. The winner's name and the correct answer will be published in the next minutes.

Neil Golden