

Thatchmont Condominium Association – www.thatchmont.org
Board Meeting – March 19, 2002

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

- 1) The basements common area's have been cleaned. Please do not refill the basement area.
- 2) Dry wells at the bottom of the back stairs and roof drains have been cleaned.
- 3) Routine maintenance has been setup to remove tree roots from the main sewer lines.
- 4) Hot water pipes around the heaters have been insulated.
- 5) Switches are in the process of being added in the basements.
- 6) Trash pickup will be returned to the 2 times per week schedule. Everyone is reminded to breakup all boxes before putting them into the dumpster. Items left outside of the dumpster will not be picked up. Contact Larry Sawyer if you need assistance getting something into the dumpster.
- 7) The parking space inventory is about done. It seems that some people may not be paying for parking. Bills will be sent for back rent owed.
- 8) We transferred \$25,836 to the reserve fund last year.
- 9) We must urgently repair the parapet on Egmont St and fix the mortar between bricks (pointing) before damage occurs to the structures. Two roofs on Egmont St may need to be replaced. Assuming we pay for these and stay within the \$153,550 operating budget, we would end up with a reserve fund of around 30,000. The parking lot remains the biggest unknown potential expense.
- 10) We agreed to hire a landscaper to prune the evergreen's on Thatcher St. significantly and remove dead or dying shrubs on Egmont St. The shrubs will seem bare initially, but the pruning will give the remaining plants room to be showcased and the cut back plants will re-sprout and be re-invigorated. It may take 1 or 2 growing seasons for the beds to fill in. This is what was done on Amory St. The alternative is to spend a great deal of money to remove the existing plants and replace them.
- 11) The 2002 budget's largest expense items are oil (\$30,000) and water (\$25,000). Larry Sawyer said that we use a lot more water than comparable properties he manages and that water consumption has been rising over the last 2 years.

Water costs each of us \$675 per year. We estimate that converting all toilets to low flow devices might save us 1,000,000 gallons (yes, 1 million) of water a year. This is a huge environmental and economic issue. If you have a leaking faucet or toilet, it can cost us \$100's of dollars a year. If it is a hot water leak, we must also burn oil and create CO² emissions to heat the water that is wasted. Running water while shaving or brushing your teeth also consumes a great deal of water over the course of a year.

The board is looking into ways to save water. One suggestion is to have the association contract a plumber to have toilets in units that owners request, be converted to low flow devices. Owners should consider low flow shower heads (the newer ones have good coverage and save a lot of water and energy) and sink aerators.

The next meeting is May 7 at 7:00 PM at 20 Egmont St. Unit 6.

Neil Golden