

Thatchmont Board Meeting – 12/15/03

Present: Trustees: Ellen Frank, Neil Golden, Karin Hobman, Deborah Lindeman, Arthur Mattuck,
Martha Recht, Richard Yurko;

Management: Larry Sawyer

Unit Owners: Jill Edelson (14 #2), Stuart Rubinow (19 #5)

1. Election of Officers. The trustees elected the following officers:

President: Neil Golden

Treasurer: Richard Yurko

Secretary: Arthur Mattuck

2. Correction to the Minutes of the previous Board meeting and the Annual meeting:

These took place on 11/11/03 (not 11/13/03, as previously recorded).

3. Parking. A unit-owner brought up the issue of overnight parking in the center of the lot. While this has occurred occasionally in the past, it has been a problem this winter, since the snow piles in the center for a while made most tandem parking impossible.

Alternative public parking for \$15/night is available in the **Dummer St. Garage** behind the CVS at Comm. Ave. and St. Paul St.

The trustees voted to approve the following regulations: (revised Jan. 15, 2004)

1. Cars parked in the center lanes are subject to being towed at the vehicle owners' risk and expense.

2. Cars may not be parked in the center lanes during the day unless the relevant unit owner is identified in the windshield and an immediate contact telephone number is given. Cars will be towed at the vehicle owners' risk and expense if they interfere with trash removal or with vehicles parked in normal spaces.

3. During periods of snow accumulation and removal, or when there are snowpiles in the lot, cars parked tandem or in the center lanes are subject to being towed at the vehicle owners' risk and expense. This policy will be vigorously enforced.

4. Budgets. Revised budgets for this year and next were presented and accepted; they are attached to these minutes.

Comments on the Budgets

2003 Budget: The central "Budget" column is not the original one adopted a year ago, but a revision made in September to bring the numbers more in line with reality.

The trustees decided not to make such revisions in the future, but rather to let the original figures stand so one can see more clearly where predictions went wrong.

2004 Budget:

"Income": This reflects the 10% increase in monthly condo fees, the increase in storage and parking fees, and the current rental of both basement apartments.

"Expenses": Snow removal for the December storm will appear as a 2004 expense.

Only the normal R/M (repair and maintenance) expenses which are funded out of current income are included in this budget. For major expenditures, see item 5. below.

"Net Income": The 50K shown will be transferred to the reserves, if it materializes.

5. Capital Expenditures Budget and Five-Year Plan

Major expenses (such as the window and entry-way repainting requested and recommended to the trustees at the annual meeting) are taken from reserves, and will appear later on a separate Capital Expenditures Budget.

The previous Chairman, Stephan Deibel, prepared a Five-Year Plan for capital expenditures. Ellen Frank volunteered to undertake an update of this by a year, offering alternative scenarios, or some sort of procedure for setting priorities. This in turn will be the basis for preparing a Capital Expenditures Budget for 2004, to be approved in time for the work season.

6. Owner's Handbook.

Distribution is still delayed, since some minor revisions are still required: information about our web site, revised statements about pets and parking to bring them in line with current policy, for example. Stuart Rubinow volunteered to do this for us.

7. Current infractions of Rules and Regulations.

The previous item led into a long discussion, partly anecdotal, of current and past infractions, primarily dealing with pets, noise, (parking occupied the first part of the meeting), and use of a unit for business purposes.

Various recourses and their relative merits were discussed:

- finer;
- complaining to police, management, or Board;
- direct discussion between the parties vs. mediation by the Board;
- requiring prior permission or some procedure for pets.

For the moment,

1. Notify Larry of each occurrence, discussions held, letters of complaint or warning sent, so a dossier can be kept documenting the pattern of occurrences, complaints, and actions. This is an essential preliminary to any eventual legal proceedings, if they should prove necessary.

2. Police should be called about late-night noise.

3. Martha Recht volunteered to check and report on Brookline's rules about conducting a home business in this area.

8. Next Meeting. Monday Feb. 9, 20 Egmont #1 (Frank).

minutes by Arthur Mattuck