

Thatchmont Board Meeting – Feb. 9, 2004

Present: Trustees: Ellen Frank, Neil Golden, Karin Hobman, Deborah Lindeman, Arthur Mattuck,
Martha Recht, Richard Yurko. Management: Larry Sawyer
Unit Owners: Zoe Allen, Ingrid Christiansen, Stephan Deibel, Jill Edelson, Ann Lammers

FINANCIAL REPORT

1. The end-of-year financial statement for **2003** was reviewed. There was a deficit of \$10,866, mostly from the cost of renovating the rental apartments and the lack of income from one of them.

A financial statement for the **January 2004** was reviewed.

We will experiment with the format of the statements to find one which best shows the trustees where we are financially and what we need to discuss.

2. Revision of the **five-year plan** posted on the web site is still in progress. The major capital expenditure items under consideration for scheduling are the following. (The first of these will definitely be started this year.)

* exterior painting

the initial quotes covered only the porticos and trim, and not the windows;

the trustees will look into painting the windows also

* roofs

* hallway painting and papering

* emergency lighting in back hallways

* parking lot (currently budgeted for \$180,000, though a basic job could be done for \$80,000)

To avoid special assessments, the money for these projects will come from reserves, which must be built up. It seems likely the current 10% increase will be left in place for this purpose; however, as promised, it will be reviewed at the end of the year.

OLD AND NEW BUSINESS

1. Parking Various complaints and requests were registered about the current parking situation.

a) Contrary to what was reported in the previous minutes, the two Dummer St. garages are **not** available for overnight parking.

b) The current central snowbanks prevent tandem parking in certain spaces, but not in others; thus the burden of the snowbanks is not shared equally by unit-owners.

c) The two previous items suggest that guest spaces, or some specific provision for guest parking, are urgently needed, especially when there are snow piles in the lot.

d) Recently, some cars have been parked illegally for several days: the worst offenders have been an unidentified black SUV parked in the center, and a tandem-parked car blocking the lane on the north side of the central snowbank. No action has been taken.

e) The posted warning signs do not contain the name of the towing company. (Note that as of now, only the management company is authorized to have cars towed.)

f) In general, the regulations given in the previous minutes do not take sufficient account of the difficulties that snow conditions are posing for some of the unit-owners.

After discussion, the trustees decided to form a **parking subcommittee**, charged with formulating a new and workable set of regulations taking into account all of the above. The committee's report will be circulated among the trustees, and then among all unit-owners for comments, in order to get the widest possible input before deciding on the rules.

The committee consists of Ellen Frank, Deborah Lindeman, and Martha Recht.

The first version of its report should be ready shortly. It would shorten the process if unit-owners with particular concerns communicate with one of the committee members while they are still formulating their proposal.

In the meantime there will be some effort to deal with the most egregious parking offenders.

2. Landscaping An automatic irrigation system was requested for the Egmont St. side, which is less shaded and thus requires frequent watering. Larry will obtain quotes.

Larry will have the leaves removed in early March before the bulbs come up.

3. Owner's Handbook Some proposed revisions were circulated by e-mail to the trustees, who should respond by Feb. 23; after that it should be ready for distribution to unit-owners and renters. In the interest of getting it out in a timely fashion, it will deal with the troublesome issues of parking and pets only in general terms, as it does currently.

4. Satellite TV The possibility of satellite TV has been put on hold in order to investigate a new offer by Comcast, which gives a 35% discount if everyone subscribes to a single basic package (which is then billed directly to the Association, and reflected in the monthly condo fee). Individual unit-owners could still subscribe to additional channels directly with Comcast.

Comcast offers digital capability as well.

5. Dumpster Overfilling of the dumpster has resulted in trash bags being placed outside the dumpster, blocking one of the parking spaces. In January we paid \$400 for removal of this overflow.

Since the problem may have been the seasonal Christmas tree disposal, we will wait another month to see if the problem resolves itself, before taking any action. Scheduling additional pickups would be expensive.

For next January, it turns out that Brookline will remove Christmas trees left curbside, even though we do not have regular town trash removal service.

6. Other complaints

a) Insufficient **heat** in some units far from the boiler. For the moment there doesn't seem to be a pattern. Larry will investigate with the heating company ways to get the system into better regulation; possibilities include adding additional air-escape valves on the pipes farthest from the furnace, reducing the heat output of the furnace so that it cycles for longer periods of time, and placing of sensors in the most distant units which can turn the boiler on and off.

b) **Lukewarm water** in one unit (14 Egmont); since the trouble may be in the valves for this particular unit, the owner will check with the adjacent units for similar problems and continue the discussion directly with Larry.

c) A basement storage bin (15 Thatcher) has uncollected **trapped mice**; Larry will check with the exterminators.

d) Items reported **missing** or stolen:

from the 14 Egmont basement, an expensive vacuum cleaner for the basement;

from the parking lot, containers with sand.

e) The hallway **light timers** need adjusting; the ones in the parking lot have been fixed.

f) Resident **dogs** are tracking sand into the lobby at 25 Thatcher, and damaging the woodwork. Dog-owners take notice.

g) A **satellite TV** antenna has appeared on the roof at 15; Larry will investigate and have it removed.

Next Meeting. Monday April 12, 15 Thatcher St. #6 (Recht), 7:00 PM

minutes by Arthur Mattuck