

## Thatchmont Board Meeting – Apr. 12, 2004

Present: Trustees: Ellen Frank, Neil Golden, Karin Hobman, Deborah Lindeman, Arthur Mattuck, Martha Recht, Richard Yurko. Management: Larry Sawyer

### FINANCIAL

1. The **Treasurer's report** summarizing where we are in the current budget, and reporting unusual recent expenses was postponed, to allow further discussions between our Treasurer, Rich Yurko, and Larry Sawyer about the substance and format of the report.

Henceforth Larry will send the **monthly report** of income and expenditures just to the Treasurer, who will decide after consulting with Larry what items warrant discussion at the next trustees meeting.

2. Ellen Frank presented alternative **Five-Year Budget Plans for Capital Expenditures and Reserves**, in the form of several possible scenarios. These differ in the level of our monthly condo fee and the extent of capital projects, and the size of our reserves at the end (Dec. 2008). Ellen was thanked for her work, and the scenarios will be made available on our website ([www.thatchmont.org](http://www.thatchmont.org)).

a) **Condo fees:** All plans assume a regular 3% increase to cover inflation. Superimposed on this, they vary from a 10% cut (i.e., a return to the 2003 level), to a 10% increase, effective next year.

b) All plans call for certain necessary capital expenditures: window and entrance repainting, three half-roofs, and emergency lighting. They differ in the budget estimates for the parking lot: a simple resurfacing (\$80K-100K, K=1000) or a redesign with resurfacing and landscaping (around \$180K).

c) The projected **reserves** at the end of five years vary between \$20K and \$63K.

After discussion, the trustees concluded that

- a cutback of 10% or even 5% in our condo fees was unlikely;
- the unit-owners at some point would have to be polled on the extent of the parking-lot work – there was some discussion about the extent to which it would be necessary to present preliminary design proposals first.

### OLD BUSINESS

3. **Window and entryway repainting:** Several estimates have been obtained, which are not exactly comparable.

The most complete is for all the exterior windows only:

\$32,500: scrape trim and sash, caulk, and paint;

\$38,000: above plus removing and replacing both storm windows and the storm window tracks, to allow complete repainting of sash and side trim.

Two lower estimates for \$24,000 and \$13,500 did not include painting the sashes. Entryways were not in any estimate; more detailed and complete estimates will be obtained, and the trustees will decide whether to do the whole job now, or in stages.

4. **Parking Policy:** The parking subcommittee (Frank, Lindeman, Recht) presented its report, which is appended and was adopted by the trustees after some discussion and minor changes.

5. **Owner's Manual:** This was delivered to the trustees on-line; a print version will be distributed for approval to the trustees, and if there are no further suggestions, it will go to the owners.

6. A **hot-water problem** previously reported came from an incompletely turned valve.

7. The **dumpster** is now emptied between 9-10 at night, to alleviate early morning noise.

8. **Pets:** It was decided to leave the policy as it is stated in the bylaws (Rules and Regulations in the Owner's Manual). The owner of the dog causing damage to the lobby in 25 Thatcher has agreed to refinish the damaged surfaces on a regular basis.

9. **Cable:** Comcast has offered a 30% discount if all owners (or a large enough group?) subscribe to the same level of (advanced?) basic service. (Those desiring more channels could add them for a fee.) The exact arrangement is unclear, since Comcast is adjusting rates and possibly making deals to compete for group business. From our end, we need to assess unit-owner interest in this.

**Unit-owners should let their trustee know** what service they now have, and whether they would be willing to have some advanced level of basic service included in their condo fee for an approximate 30% saving. Premium service could be purchased separately by unit-owners, though we might be able to subscribe to HBO for everyone for only \$3-4 per month.

Once the level of interest is known, we can negotiate with Comcast, and hopefully get a firmer price schedule for unit-owners to consider.

#### NEW BUSINESS

10. **Landscaping:** The total budget for 2004 is \$5,000. The trustees approved an automatic watering system for the Egmont side (\$2400, plus \$90 for an annual fall blow-out of the piping.)

This winter's spells of extreme cold and unseasonable warmth seriously damaged some of the leafy evergreens. Some need to be replaced. Restraint will be used in the landscaping purchases. In a subsequent e-mail discussion, the trustees voted to increase the landscaping budget to \$6500 if it turns out to be necessary; the total budget will be divided between the two sides in some equitable manner.

11. The following **requests from unit owners and renters** were acted on:

- a) Run a DSL telephone line up the back stairs at 14 Egmont: approved.
- b) Install a satellite dish on the roof at 15 Thatcher: not approved, as setting an undesirable precedent.
- c) Install a dryer vent to the roof at 19 Thatcher: approved, with the proviso that the unit-owner is responsible for the installation, an approved roofer must be used, the present owner and any subsequent unit-owner is responsible for any resulting leaks, and each owner is responsible for passing this information on to the subsequent owner.
- d) Install an indoor greenhouse window in a kitchen at 19 Thatcher, projecting 12" outside: not approved, as setting an undesirable precedent, together with concerns about altering the uniform appearance of the exterior, as well as potential liability for Thatchmont in the event of accident.

12. **Next meeting:** Monday June 7, 25 Thatcher #6 (Hobman)

Minutes by Arthur Mattuck

## Center Parking Policy

Cars parked in the center of the lot create an obstruction and, because they are difficult to see, increase the likelihood of accidents. For this reason, **parking in the center aisle of the lot is prohibited**. Anyone leaving a vehicle in the center does so at their own risk and is likely to be towed.

The Association recognizes that on-street parking restrictions can make it necessary for plumbers or other workers to use the center aisle during the day. In addition, unusual circumstances (like a central snow pile) that prevent tandem parking may give residents or their guests little choice but to park in the middle of the lot overnight.

Any Thatchmont resident who parks in the center aisle, or allows guests or people working for their unit to park in the center aisle, must clearly identify the parked vehicle with the name of the relevant unit-owner, the unit number, and a usable telephone contact number. This also includes service vehicles working for Thatchmont. We will do our best to accommodate unusual circumstances on a very short-term basis and to contact the resident or vehicle-owner before calling a tow company.

We also realize that a very few assigned spaces do not allow for tandem parking. We would like to be able to accommodate these residents by allowing their guests to park in the center, but it is preferable that spots without tandem parking be used as rentals for second cars. If you have an assigned spot that does not allow tandem parking, please contact Management so the Property Manager can determine how best to address your situation.