

Thatchmont Board Meeting – Jan. 31, 2005

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

Election of Officers: The previous officers were re-elected to a second term:

Neil Golden, President; Richard Yurko, Treasurer; Arthur Mattuck, Recording Secretary

Financial

The treasurer presented and commented on the final statement for 2004 and our prospects for 2005. A copy of the statement is posted on our web site.

Reserve Fund. The 2004 budget surplus was \$6.8K, which was transferred to the reserves.

This was lower than the \$10-15K predicted at the annual meeting. The extra expenses were for repairs to plumbing and the heating system, pest control and termite insurance, and a late landscaping bill.

Budget Concerns for 2005

Oil price continues to fluctuate. It dropped for a while, but is climbing again. We currently pay about \$1.60; the trustees and management are not currently considering a fixed-price option.

Insurance has already gone over last year's amount.

Snow removal will be high; we have not received the bills for the 2004 blizzard. A bright spot is that the new cleaning service RCM is cheaper than the previous one, CCS.

Old Business

1. Heating is better balanced; the furnace is running less, and more efficiently. Complaints about inadequate or excessive heating have virtually disappeared.

2. Trash removal Our agreement with Atlantic Waste has expired; we are currently on a month-by-month basis with them, testing whether they will carry out requested improvements (e.g., only daytime pickups). Management is also looking at other companies.

The more expensive option of a smaller dumpster (8 yds. instead of 10) with more frequent pickups (3x weekly instead of 2x) is still under consideration. Martha Recht will monitor dumpster usage during February, to see if current patterns would make more frequent pickups a better choice for us.

3. Snow on roof is not currently blocking the roof drains, a past source of leaking into the units.

4. Painting. Written quotes for the rest of the exterior painting will be obtained by Larry for the next trustees meeting.

New Business

1. On-street Parking. The new BU Stadium on Commonwealth Avenue is being used for concerts; we can expect some heavy evening and weekend street parking from this.

2. Smoke alarms. If it beeps, the battery is low and needs to be replaced. Notify management. (If the alarm is accessible, you can do this yourself.)

3. Next meeting. Mon. Apr. 4, 19 Thatcher #1 (Mattuck) Minutes by A. Mattuck

Special Democratic primary March 15 to replace Brian Golden, who resigned recently as our state representative.

Feb. 17: the candidates will debate in town hall. (See The Tab.)

(The district is mainly Brighton-Allston, plus our Precinct 1, Brookline; a Golden assistant is running, plus a number of less conservative candidates who may end up splitting the liberal vote. The Democratic primary winner usually is unopposed in the later election.)