

## Thatchmont Board Meeting – Tues. Feb. 21, 2006

Trustees: Victor Frank, Neil Golden, Arthur Mattuck, Martha Recht, Victor Samarov, Paul Tempest, Rosemary Trainor      Management: Larry Sawyer

### E-mail Business

Rosemary Trainor was unanimously selected by the Board as the new trustee from 26 Egmont, to replace Daniel Blankshtein, who had to resign shortly after being elected in December for health reasons.

### Treasurer's Report

#### 2005 budget

At year's end, the year's surplus of about 20K was transferred to reserves; however 8K is earmarked for the masonry repairs to the outside parking-lot stairwells, which had to be postponed from the fall.

#### 2006 expenses

\* 2.8K so far for snow removal, including the heavy blizzard in early Dec., but not the fluffier one in mid-Feb. It looks like this item might come in under budget this year; the unseasonably warm weather in Jan. melted the snowpile, avoiding carting expenses.

\* Oil was budgeted at \$2.25/gal, but has stayed under \$2.00 so far all winter.

### Old Business

#### Parking lot

Though there was considerable discussion about resurfacing and possible redesign, no conclusion could be reached, since we do not yet have a clear reading on what the Brookline code requirements would be; these depend in part on the scale of the proposed operation (in increasing order: patching, resurfacing, removal of substrata, new drainage). An effort is being made to get this information.

Meanwhile, the trustees will assemble **Sat.Mar.18** for a morning walk-through, to reassess the parking-lot condition after the snow-plowing is (hopefully) over for the season.

### New Business

1. **Guidelines for Renters** There was considerable trouble for more than ten years with the renter (recently departed) of 15 Thatcher #2: a business conducted on the premises leading to use of the lobby as a waiting room; loud stereo playing in the wee hours, principally by an unsupervised son; a large occasionally barking dog. The unit is now being renovated and a new tenant being sought by the absentee owner.

There have also been problems with the basement apartment (here the Trust is the landlord), principally with regard to possible over-occupancy.

By-laws already in place address these and similar issues; it is primarily a question of enforcing them, and making prospective tenants aware that they will be enforced. For instance, the by-laws call for prospective tenants to attend a trustees meeting and be interviewed, but less frequent trustee meetings have made this impracticable.

Recently maximum fines for infractions (imposed on the unit-owner, not the renter) were raised to \$100/occurrence/day to underline the seriousness of the issue. After discussion, the trustees adopted the following guidelines. (Note that the Trust strongly discourages long-term rentals, since neither renter nor absentee unit-owner has the same interest in the welfare of Thatchmont that the resident owners have.)

1. It is the responsibility of the unit-owner to see that prospective tenants see a copy of the Owner's Manual, which contains the by-laws. (It is posted on our web site.)

2. When a prospective tenant is acceptable to the unit-owner, he/she has to be interviewed by Larry and at least one trustee. The by-laws will be discussed at the meeting.

Before the interview, a copy of the proposed lease must be in Larry's hands. It should contain a statement of the proposed occupants and their relation to each other. Larry will obtain a credit report on the proposed tenant.

3. As the by-laws state, the Board must approve of the tenant. The Trustees voted to apply more stringent requirements to tenants than to unit-owners, and require of all tenant occupants **no pets, no smoking inside the building**.

Unit-owners seeking to rent their units (or their agents) are responsible for communicating this to a prospective tenant, so as not to waste Larry's time. It will be brought up at the interview as well.

**2. Front lobbies** The condition of the lobbies has been discussed before. A trustee mentioned 20 and 26 Amory as having better-looking lobbies. The walk-through meeting on Mar.18 may include a front-lobby tour, in order to help set priorities in what may turn out to be a very expensive year for Thatchmont.

**3. Kitchen renovations** The trustees approved proposed kitchen renovations in 26 Egmont #3 (Lindeman) without reviewing plans, since they were minor from our point of view: they involved moving the sink and cabinets, but no structural changes to the unit.

**4. Next meeting:** Tuesday, April 18; unit TBA.

Arthur Mattuck  
Recording Secretary