

Thatchmont Board Meeting – April 18, 2006

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

Financial Report

The summary of income and expenditures for the first quarter was presented. Larry commented briefly on the items where significantly more than 25% of annual budget had been spent.

The bright spot was **snow removal (44%)**; since December snow removal usually is billed in January, this could be our entire cost for this year, representing a 6.75K saving.

Electricity (45%) will run over budget, due to 20-30% increase in NStar rates (mostly for fuel).

Heating oil (39%) continues to rise; the wholesale price is over \$2/gal., and we can expect a heavy budget overrun.

Old Business

1. Parking lot

The Trustees walked over the lot in mid-March to assess its condition, and voted at this meeting to at least repave it, and possibly reconfigure it as well.

Repaving will involve removing the concrete underlay, grinding it up, using some for fill and grading, and carting off the rest (estimated at 60 truckloads). Cost: 126K in one quote; other bids will be obtained from companies that have worked in Brookline. Parking disruption could be minimized by doing one side at a time; we could also get temporary permission for street parking.

Reconfiguration. Several plans from an engineer/architect were shown, showing 70 or more spaces. None addressed adequately the problem of dumpster placement and snow removal; more consideration is needed.

Assessment. To cover the cost, we will need to have the money in hand before work starts during the summer. Units will be assessed on average about 4K for this work; this will allow a cushion of about 18K (say for reconfiguration, or using a higher-priced but more desirable contractor, or meeting unexpected conditions). A letter will go out by May 1 with an exact figure for each unit, payable in 60 days, with options and details.

We will not know if **other work** will be needed until we apply to Brookline for the permit. If it represents a substantial additional expense, the Association will probably have to take out a loan.

2. Trash pickup. The dumpster was moved to its summer location. The trash-removal company is now under new management. The dumpster pickup recently has been unilaterally changed to Tuesday and Thursday, which is incompatible with our Monday-Thursday hallway pickup. The company is being notified, and hopefully we will get returned to Tues-Fri for the dumpster, and get credit for the overflow on Tuesday and the half-empty dumpster on Thursday during recent weeks.

3. Basement apartment at 15. This is currently being occupied by tenants-at-will (i.e., without a lease). The occupancy is apparently in violation of Brookline tenant law (no more than 3 unrelated occupants; “related” means closely-related: married, parent-child, or siblings; cousins are not considered closely-related). There have been frequent changes in the occupancy, as well.

The current tenants will be notified that they have to be in compliance with Brookline law; the legal occupants will have to be registered with us, and the Association notified if any changes are made in the legal occupancy.

New Business

1. **Air-conditioning.** Richard Yurko appeared on behalf of the purchasers of his second-floor unit at 14 Egmont #3, requesting permission for a central-air-conditioning unit to be placed on the roof, with an outside conduit for wires and coolant running to the unit. After extensive discussion, permission was granted with the proviso that the unit when operating increase the noise level above ambient no more than 40dbA, and the pipe be no more than 2.5", of acceptable appearance, and run down the side of the building. Placement of the unit on the roof has to take into account the location of a possible future roof deck and other central air-conditioning units; the other two unit-owners on that side of the building must therefore be consulted with and involved in the decision.

The Trustees' discussion included concern for the effect of multiple central-air-conditioning units, all of which will be on at the same time in a heat wave, in a building with a maximum of 200 ampere service for all six units. This could lead to a shut-off of all electricity by the main circuit-breaker. This possibility would have to be investigated by a power engineer, not an electrician.

2. **Insect pests.** A serious infestation was reported in a unit at 15 Thatcher; it is likely that another unit is also affected. Extensive renovations in the building may be a cause, or a contributing factor. All six units are scheduled for treatment, which involves extensive preparations by the unit-owners.

3. **Mailboxes.** The mailbox at 25 Thatcher was vandalized and the mail stolen; police apprehended the juvenile perp. It will be replaced (replacement models have to be larger, according to code). Since this is the first such occurrence, the trustees decided to wait for a second before taking any further action.

New nameplates for all the mailboxes will be installed.

4. **Railing.** The trustees approved a railing for the outside back stairwell at 19 Thatcher (odd side), and any others that needed one. (This appears to be the only one, however.)

5. **Excessive heat.** There were complaints about excessive heat from the radiators in this between-season. An adjustment will be made to the heating cycle.

6. **Next meeting.:** Monday May 15; 19 Thatcher #1

Arthur Mattuck
Recording Secretary

Reminders and Announcements

1. For **excessive noise** or other disturbance from the BHA apartments across Egmont St, call the police; to take substantial actions (such as eviction), there has to be a police record of complaints.

2. **Town Elections.** Vote May 2 at Wheelock College on Hawes St. Our precinct 1 is being hotly contested for Town Meeting; see the current Tab for details and the overall list of Town offices, candidates, and their resumes and responses to LWV questions.

3. **Hazardous Waste Collection.** Saturday May 6, in South Brookline. Notices will be posted in lobbies. This is the only collection all year.