

Thatchmont Board Meeting – Aug.8, 2006

Trustees: Victor Frank, Neil Golden, Arthur Mattuck, Martha Recht, Victor Samarov, Paul Tempest, plus three additional unit-owners; Absent: Rosemary Trainor, Larry Sawyer (management)

Parking Lot

The meeting was devoted to discussion, consideration of two possible plans, and of the bids.

1. The two plans:

Plan A has six trees, three on each side, and was described in the Aug. 3 minutes. The parking spaces containing trees are single spaces; their cars would stick out about 2-3' beyond the other singly-parked cars in a snowstorm (unless the others backed up a little to even the line for snow clearance).

Plan C, by the trustee who submitted Plan B described earlier, shows 100 single parking spaces, arranged with angle parking in four rows: two adjacent rows down the center, the other two on the sides. Against the building on each side is a 4' wide walkway; between that and the parking spaces is a 4' wide strip, for trees or shrubs. Except for placing the green strip 4' away from the building, rather than along it, it is similar to one of the plans drawn up by the architect. This raised questions about its accuracy, since the architect's drawing only accommodated about 74 spaces using the same design. These could not be resolved at the meeting.

Other questions were raised about the where the dumpster and snow piles would go, since there was no apparent space for them, as well as the feasibility of planting trees with 20 foot spreads four feet from the buildings—for this latter, Amory was pointed to, where four maples in back grow 4 feet from the building (trunks about 55 feet high, canopies and leaves in general entirely above the building).

2. Tree decisions. There was general agreement to remove the two ailanthus trees at the end, for reasons described in earlier minutes, and use the space freed up for parking.

A first-and-second-choice vote was taken on four tree-options:

- a) No trees
- b) Six trees (Plan A)
- c) Center islands (two, each with two trees), rest as in Plan A without the six trees
- d) Two greenways 4' wide, as in Plan C, with or without trees.

After the first vote, the last two were dropped; in a second vote, (a) and (b) each got three votes; the absent trustee had expressed strong sentiments against trees (due to the extra expense), so her vote was added to those for option (a); apparently therefore the parking lot will be without trees, but with two 75' shrub strips adjacent to the buildings, between the two center stairwells.

3. Design of the spaces. This was set aside for now, due to the uncertainties in the drawings; it does not affect the price of the repaving contracts or the work done – drawing the lines is the very last step.

4. Discussion of the bids. An adequate number of bids came in. Since the bids are not regarded at this stage as final by either side, there will be negotiations, confidential by necessity. That's about all the minutes can say at this point. There seem to be good candidates; some submitted lists of previous jobs, or testimonial letters. It looks like work could start in a month and be completed by late September.

5. Maintenance. The lot will require periodic inspection and sealing as cracks develop (in maybe 6 or 7 years), to prevent water from seeping in and cracking the pavement further when it freezes in winter.

6. Next meeting. To be announced.

Arthur Mattuck
Recording Secretary